



SUPPLEMENTARY INFORMATION





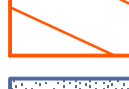





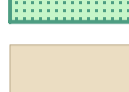


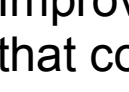
Council

Wednesday, 9 November 2016

The following appendices are too large to be included in the main agenda. They are enclosed, as follows:

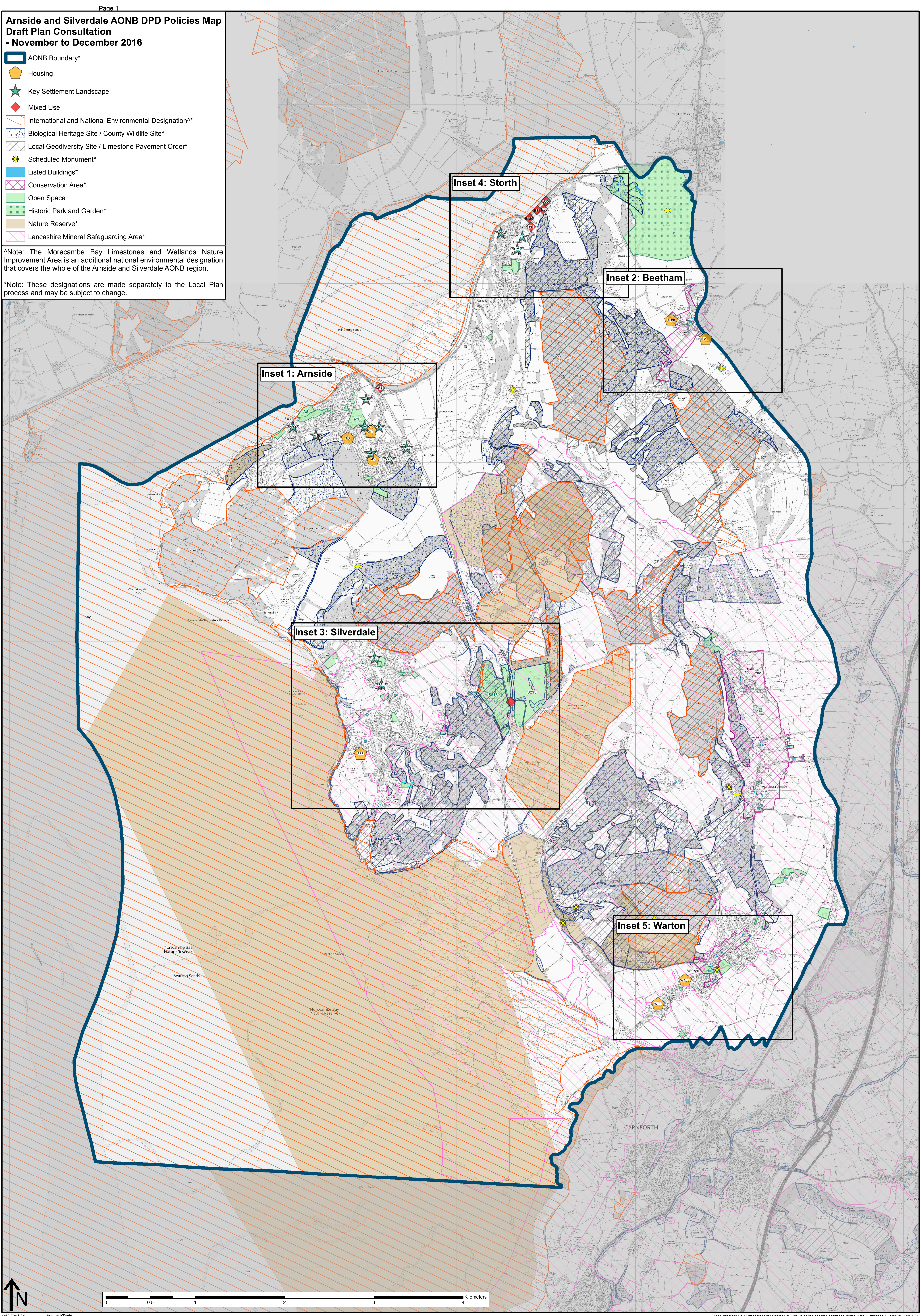
Agenda Item Number	Page	Title
10	1 - 504	DRAFT ARNSIDE & SILVERDALE AREA OF OUTSTANDING NATURAL BEAUTY (AONB) DEVELOPMENT PLAN DOCUMENT
		<p><i>Councillors please note: Appendices 2-7 of this report are published electronically and can be found on the Council website at:</i></p> <p><i>https://committeeadmin.lancaster.gov.uk/ieListDocuments.aspx?CId=305&Mid=6691&Ver=4</i></p> <p><i>Paper copies will be available in the Members' Rooms at Morecambe and Lancaster Town Halls. If you require your own paper copy printing off, please contact Democratic Support on 582132.</i></p>

Arnside and Silverdale AONB DPD Policies Map Draft Plan Consultation - November to December 2016

-  AONB Boundary*
-  Housing
-  Key Settlement Landscape
-  Mixed Use
-  International and National Environmental Designation**
-  Biological Heritage Site / County Wildlife Site*
-  Local Geodiversity Site / Limestone Pavement Order*
-  Scheduled Monument*
-  Listed Buildings*
-  Conservation Area*
-  Open Space
-  Historic Park and Garden*
-  Nature Reserve*
-  Lancashire Mineral Safeguarding Area*

*Note: The Morecambe Bay Limestones and Wetlands Nature Improvement Area is an additional national environmental designation that covers the whole of the Arnside and Silverdale AONB region.

*Note: These designations are made separately to the Local Plan process and may be subject to change.



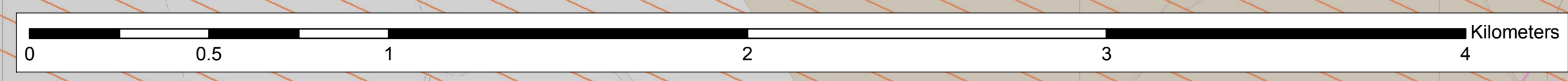
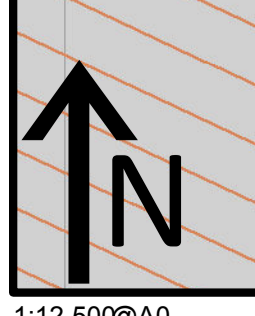
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Inset 4: Storth

Inset 2: Beetham

Inset 3: Silverdale















Inset 5: Warton



Arnside and Silverdale AONB DPD Policies Map

Draft Plan Consultation - November to December 2016

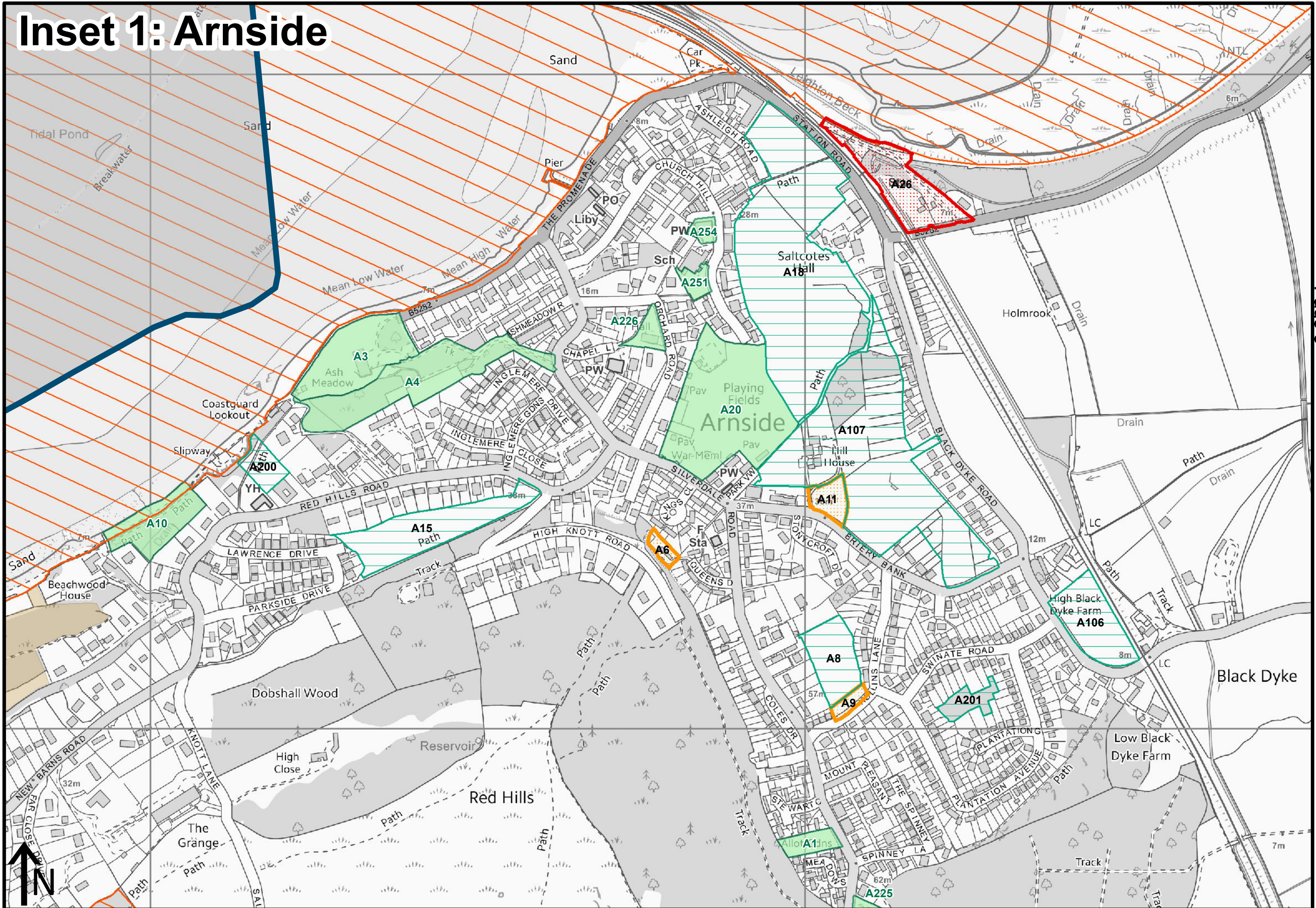
Legend

	AONB Boundary*
	Housing
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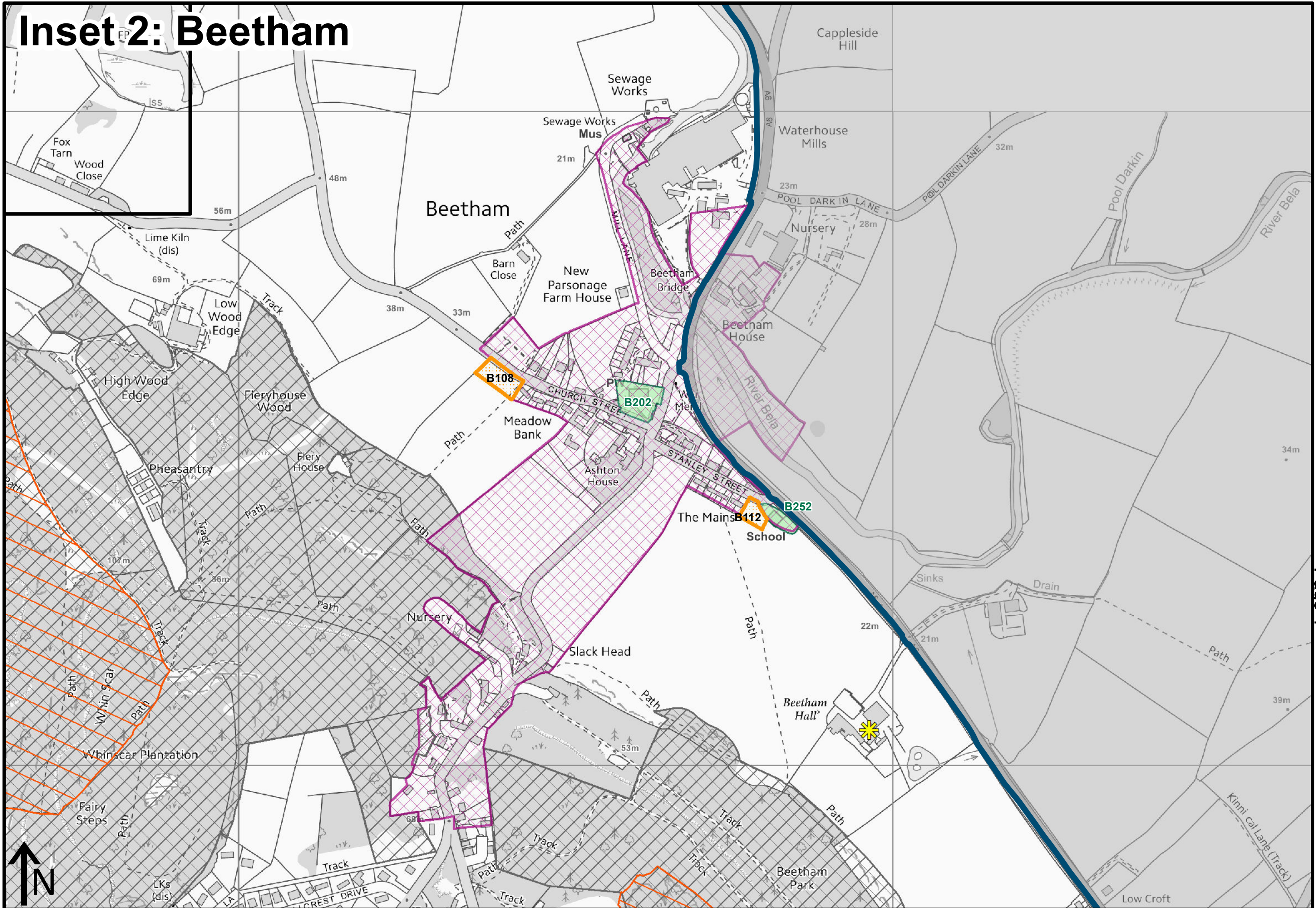
Note: The Morecambe Bay Limestones and Wetlands Nature Improvement Area is an additional national environmental designation that covers the whole of the Arnside and Silverdale AONB region and has not been displayed on the maps.

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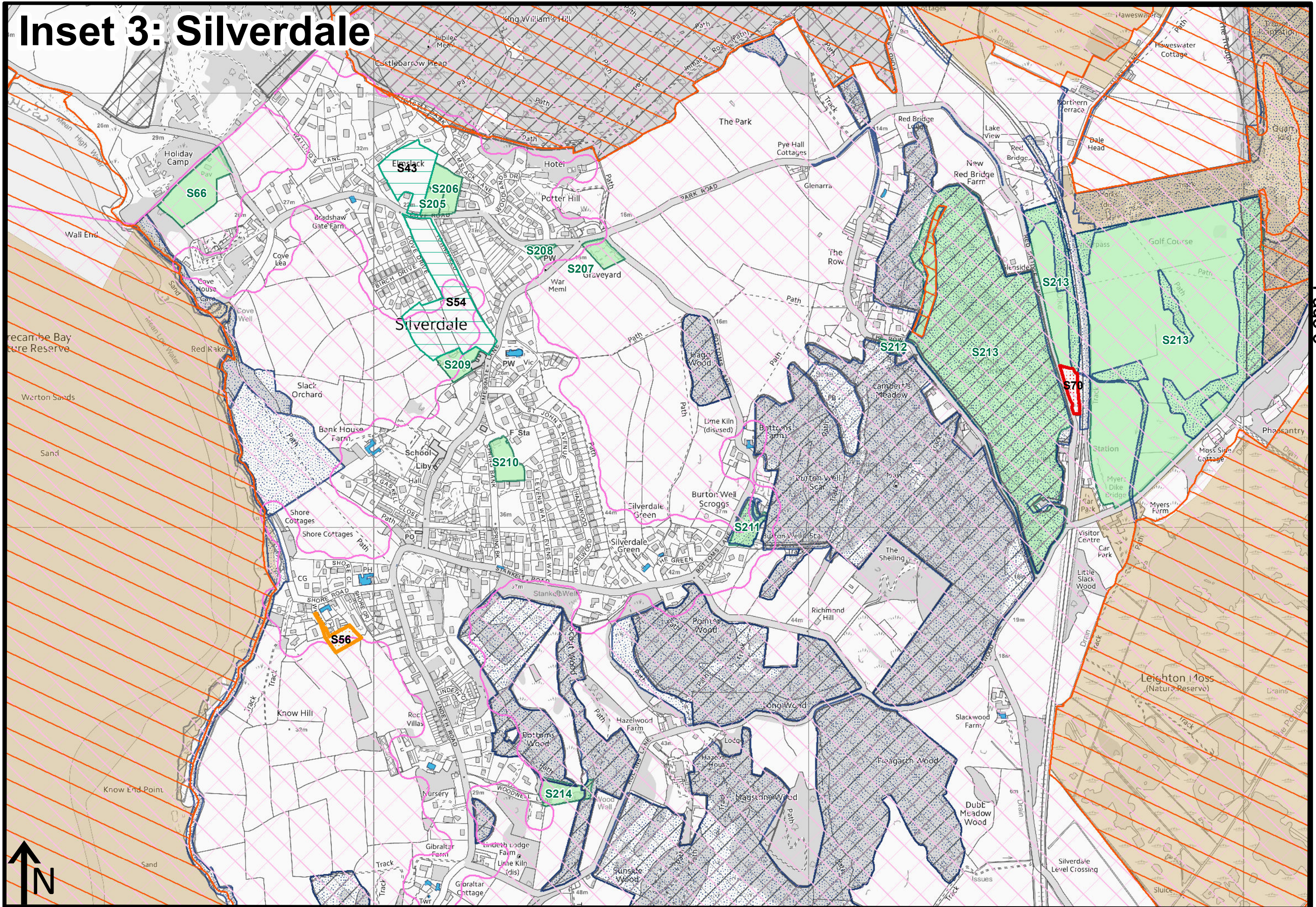
Inset 1: Arnside



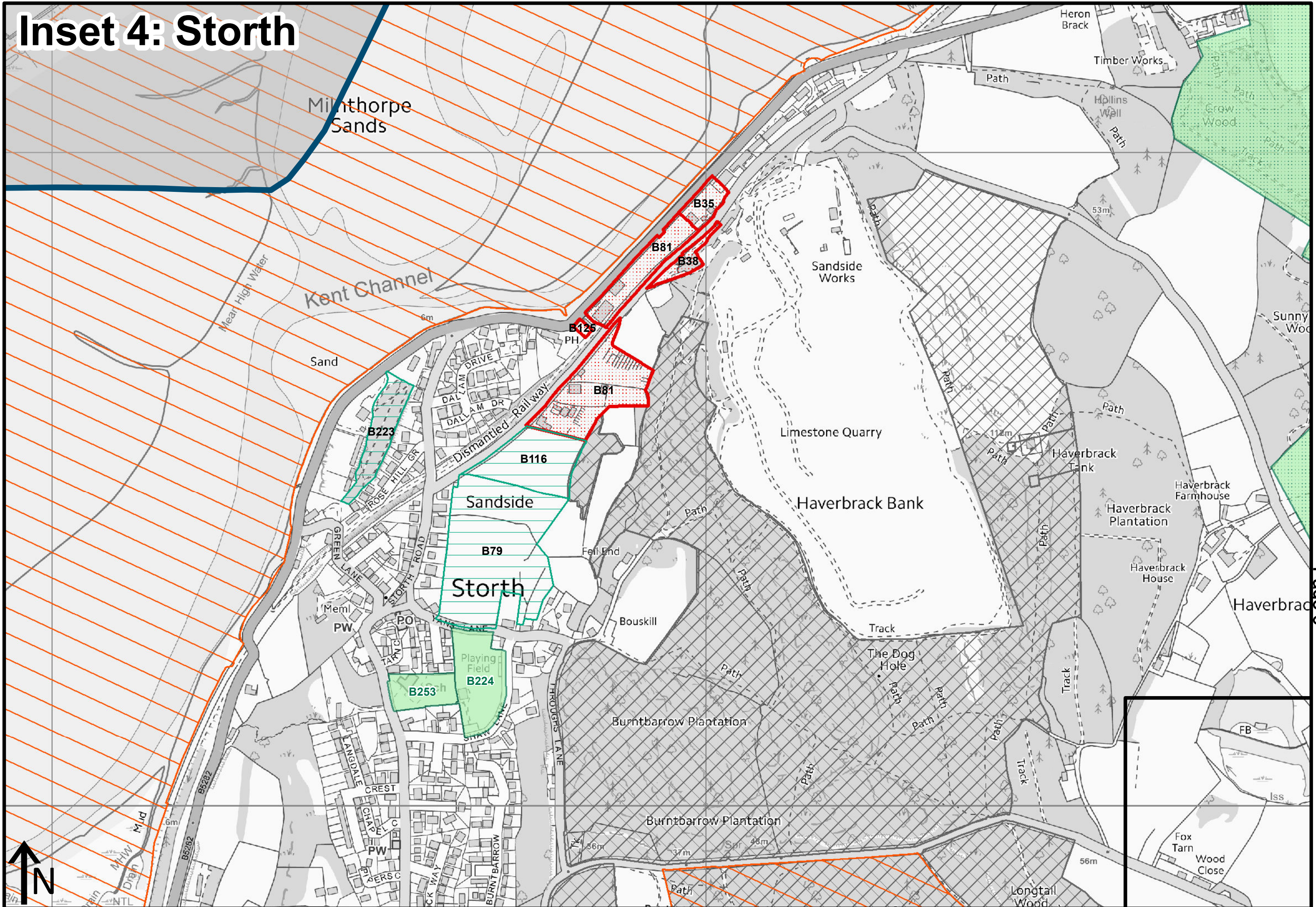
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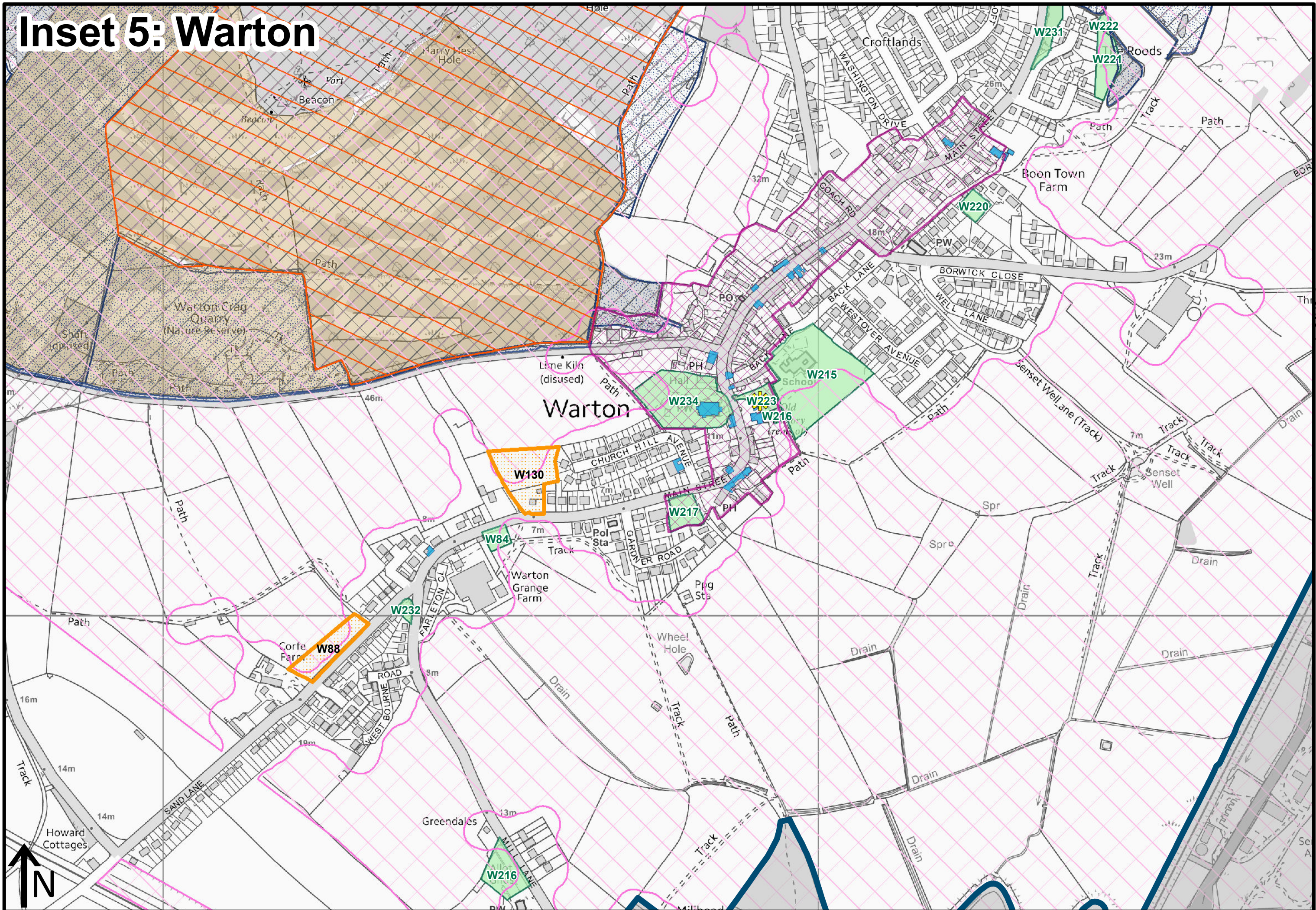
Inset 3: Silverdale



Inset 4: Storth



Inset 5: Warton



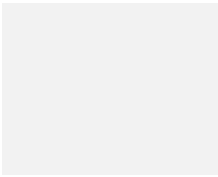
ARNSIDE AND SILVERDALE AONB DRAFT DEVELOPMENT PLAN DOCUMENT

Sustainability Appraisal Report

DRAFT FOR CONSULTATION

OCTOBER 2016

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VERSION CONTROL

Version	Date	Author	Changes
01	10-10-2916	S Johnson	First Draft
02	21-10-2016	S Johnson	Client and AONB Unit comments addressed

This report dated 19 September 2016 has been prepared for Lancaster City and South Lakeland District Councils (the "Client") in accordance with the terms and conditions of appointment dated 12 February 2015(the "Appointment") between the Client and **Arcadis (UK) Limited** ("Arcadis") for the purposes specified in the Appointment. For avoidance of doubt, no other person(s) may use or rely upon this report or its contents, and Arcadis accepts no responsibility for any such use or reliance thereon by any other third party.

CONTENTS

1	INTRODUCTION.....	2
1.1	Introduction to and Purpose of this Report.....	2
1.2	What is SA?	2
1.3	Habitats Regulations Assessment.....	4
2	INTRODUCTION TO THE AONB AND THE DPD.....	5
2.1	Introduction to the AONB.....	5
	AONB Designation	5
	Natural Beauty and Special Qualities.....	6
	Pressures.....	9
2.2	Background to and purpose of the AONB DPD	9
2.3	Pre-existing Plans & Strategies	10
	The Arnside & Silverdale AONB Management Plan	10
	The Lancaster District Local Plan.....	10
	The South Lakeland Local Plan	11
2.4	Outline of the Draft DPD.....	11
	DPD Vision and Objectives.....	11
	Policy Issues	12
	Proposed Development Allocations.....	12
3	THE SA PROCESS.....	14
3.1	Stages in the SA Process.....	14
3.2	Stage A: Setting the Context and Objectives, Establishing the Baseline and Deciding on the Scope	16
	Geographical Scope of the SA.....	16
	Temporal Scope of the SA.....	16
	Review of Relevant Plans, Programmes and Environmental Objectives.....	16
	The Sustainability Baseline and Key Sustainability Issues.....	19
	SA Framework.....	25
	The SA Scoping Consultation	28
3.3	Stage B: Developing and Refining Options and Assessing Effects.....	29
	Appraisal of Reasonable Alternatives.....	29
	Assessment of Proposed Allocations	30
	Assessment of Policies.....	31
3.4	Technical Limitations and Uncertainties	33

4	SA OF ISSUES AND OPTIONS (2015)	34
4.1	SA of Spatial Distribution Options	34
	Commentary on Social Effects of Options	35
	Commentary on Economic Effects of Options	36
	Commentary on Environmental Effects of Options	37
4.2	SA of Policy Area Options	39
	Questions Not Appraised	40
5	SA OF THE DRAFT AONB DPD	41
5.1	Introduction	41
5.2	Assessment of Site Allocations	41
	Housing, Health, Education, Access and Economic SA Objectives.....	42
	Air Quality, Climate Change / Energy, Water.....	42
	Bio- / Geo-diversity, Land / Sea-scape and Character and Minerals and Waste.....	42
	Community and Heritage	43
5.3	Summary of the Initial Filter of Policies	43
5.4	Assessment of Policies	44
	SA of DPD Policies: Housing	44
	SA of DPD Policies: Health.....	46
	SA of DPD Policies: Education	49
	SA of DPD Policies: Sustainable Access.....	50
	SA of DPD Policies: Local Economy	52
	SA of DPD Policies: Retention and Creation of jobs.....	54
	SA of DPD Policies: Economic Inclusion and Access to Jobs	55
	SA of DPD Policies: Air Quality.....	56
	SA of DPD Policies: Climate Change and Energy Efficiency	57
	SA of DPD Policies: Water Quality	59
	SA of DPD Policies: Biodiversity and Geodiversity	61
	SA of DPD Policies: Landscape, Seascape and Settlement Character and Quality.....	63
	SA of DPD Policies: Land and Soil.....	65
	SA of DPD Policies: Mineral Resources	66
	SA of DPD Policies: Heritage and the Community.....	68
	SA of DPD Policies: Historic Environment and Heritage Assets.....	70
	SA of DPD Policies: Democratic Processes	71

6 SA MONITORING FRAMEWORK73

6.1 Introduction73

6.2 Approach73

6.3 Proposed Monitoring Framework74

7 NEXT STEPS80

IMAGES

Image 1-1 AONB Boundary..... 3

APPENDICES

APPENDIX A

Baseline Data

APPENDIX B

Review of other relevant Plans, Policies and Programmes

APPENDIX C

SA scoping consultation comments

APPENDIX D

Site Assessment Criteria

APPENDIX E

SA of Issues and Options Matrices

APPENDIX F

SA Policy Filter for Assessment (Policy ‘Screening’)

APPENDIX G

SA Matrices: Draft Plan Site Allocations

Abbreviations

Abbreviation	Full Term
AA	Appropriate Assessment
AONB	Area of Outstanding Natural Beauty
CoGAP	Code of Good Agricultural Practice
cSAC	candidate Special Area of Conservation
DCLG	Department for Communities and Local Government
DPD	Development Plan Document
HLS	High-Level Stewardship
HRA	Habitats Regulations Assessment
IUCN	International Union for Conservation of Nature
JSA	Jobseeker's Allowance
LGS	Local Geological/Geodiversity Sites
LPA	Local Planning Authority
LSOA	Lower-level Super Output Area
LWS	Local Wildlife Site
NNR	National Nature Reserve
NPPF	National Planning Policy Framework
PRoW	Public Right of Way
pSPA	potential SPA
SA	Sustainability Appraisal
SAC	Special Area of Conservation
SCI	Site of Community Importance
SEA	Strategic Environmental Assessment
SPA	Special Protection Area
SSSI	Site of Special Scientific Interest
SuDS	Sustainable Drainage Systems

1 Introduction

1.1 Introduction to and Purpose of this Report

- 1.1.1 This Sustainability Appraisal (SA) Report has been prepared by Arcadis UK Ltd. (formerly known as Hyder Consulting (UK) Ltd.) on behalf of both Lancaster City Council and South Lakeland District Council as part of the combined SA and Strategic Environmental Assessment (SEA) (hereinafter referred to as SA) of the emerging Arnside & Silverdale Area of Outstanding Natural Beauty (AONB) Development Plan Document (DPD). The DPD will be the first for the Arnside & Silverdale AONB and will guide development in the AONB over the next 15 years (2016-2031). The AONB boundary is shown in Image 1-1.
- 1.1.2 The SA process commenced in the summer of 2015 with a Scoping Study¹ which set the scope and level of detail of the SA. In autumn 2015 an SA of the DPD Issues and Options² was undertaken which appraised the emerging vision and objectives and draft development and policy area options.
- 1.1.3 This SA Report provides a summary of the SA process and documents the findings of the appraisal and its influence on the DPD's development. It will be used as a consultation document and issued to statutory bodies and stakeholders for comment alongside the Consultation Draft DPD. It will also be made available to the public.

1.2 What is SA?

- 1.2.1 SA is a process for assessing the social, economic and environmental impacts of a plan and aims to ensure that sustainable development is at the heart of the plan-making process.

Sustainable Development

The UK Sustainable Development Strategy "Securing the Future" describes a common purpose for Sustainable Development:

The goal of sustainable development is to enable all people throughout the world to satisfy their basic needs and enjoy a better quality of life, without compromising the quality of life for future generations.

The UK Sustainable Development Strategy 2005 set a new framework for sustainable development and describes how this should be pursued. Five Guiding Principles were identified:

- Living within environmental limits;
- Ensuring a Strong, Healthy and Just Society;
- Achieving a Sustainable Economy;
- Promoting Good Governance; and
- Using Sound Science Responsibly.

- 1.2.2 It is a legal requirement that the Local Plan is subject to SA; this is set out in the Town and Country Planning, England Regulations 2012. Guidance stipulates that the SA must comply with the requirements of the SEA Regulations³, which transpose the SEA Directive⁴ into UK law.

¹ Arnside and Silverdale AONB DPD SA Scoping Report (June 2015) - 020-UA001453-UE31-01-F

² Arnside and Silverdale AONB DPD SA of Issues and Options Report (November 2015) – 021-UA001453-EEA-01-F

³ The Environmental Assessment of Plans and Programmes Regulations 2004. S.I. 2004 No.1633.

⁴ Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment, June 2001

Arnside & Silverdale Area of Outstanding Natural Beauty



Image 1-1 AONB Boundary

1.2.3 SEA is a systematic process for evaluating the environmental consequences of plans and programmes to ensure that environmental issues are integrated and assessed at the earliest opportunity in the decision-making process. Article 1 of the SEA Directive states that the aim is to:

- 1.2.4 provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans and programmes with a view to promoting sustainable development.
- 1.2.5 It is possible to combine the processes of SEA and SA because they share a number of similarities.
- 1.2.6 The guidance which requires that SA and SEA be conducted as a combined process (i.e. a process which assesses social, economic and environmental effects) is that published by the Department for Communities and Local Government (DCLG)⁵. Whilst there are formalised approaches for both SA and SEA, only SEA has a legal obligation to perform certain activities. These legal obligations have been and will continue to be adhered to throughout the SA of the Local Plan. This SA Report includes a series of boxes which clearly identify the specific requirements of the SEA Regulations that need to be fulfilled.

1.3 Habitats Regulations Assessment

- 1.3.1 European Council Directive 92/43/EEC on the Conservation of natural habitats and of wild flora and fauna (the 'Habitats Directive') requires that any plan or programme likely to have a significant impact upon a Natura 2000 site (Special Area of Conservation (SAC) and Special Protection Area (SPA)), which is not directly concerned with the management of the site for nature conservation, must be subject to an Appropriate Assessment. The overarching process is referred to as Habitats Regulations Assessment (HRA). In addition, it is a matter of law that candidate SACs (cSACs), Sites of Community Importance (SCI), Ramsar sites and potential SPAs (pSPAs) are also considered in this process.
- 1.3.2 HRA Screening has been undertaken to determine if the AONB DPD (either in isolation and/or in combination with other plans or projects) would generate an adverse impact upon the integrity of a Natura 2000 site, in terms of its conservation objectives and qualifying interests. Its findings have been used to influence this SA where appropriate. This process is documented in a separate report⁶ submitted to Natural England for approval.
- 1.3.3 The HRA Screening report is also available to statutory consultees, stakeholders and the public as part of the consultation, alongside this report and the DPD itself.

⁵ <http://planningguidance.planningportal.gov.uk/blog/guidance/strategic-environmental-assessment-and-sustainability-appraisal/sustainability-appraisal-requirements-for-local-plans/>

⁶ Arnside and Silverdale AONB DPD HRA Screening Report (September 2016) – 201-UA001453-EEC-020F

2 Introduction to the AONB and the DPD

2.1 Introduction to the AONB

- 2.1.1 The Arnside & Silverdale area was designated as an AONB in 1972 under the National Parks and Access to the Countryside Act of 1949, in recognition of the outstanding qualities of its unique landscape.
- 2.1.2 The AONB extends to approximately 75 km², including 30 km² of intertidal sands and mudflats. This landscape is of national importance due to its special characteristics, which include an intimate mosaic of low limestone hills, woodland, wetland, pastures, limestone pavements, intertidal flats, coastal scenery and distinctive settlements.
- 2.1.3 The Arnside & Silverdale AONB is located in the North West of England. The AONB straddles the boundary between two districts (Lancaster City and South Lakeland District), and so falls between their two respective counties: Lancashire and Cumbria. The main settlements within the AONB area are Arnside, Warton, Silverdale and Storth & Sandside. The management of the AONB is co-ordinated by the Arnside & Silverdale AONB Partnership which is made up of the four responsible local authorities; Cumbria County Council, Lancashire County Council, Lancaster City Council, South Lakeland District Council, as well as statutory agencies, voluntary bodies, parish councils, businesses, user groups, landowners and farming representatives

AONB Designation

- 2.1.4 The primary purpose of the AONB designation is to conserve and enhance the natural beauty of the area. This should be done whilst also taking account of the needs of agriculture, forestry, and other rural industries and of the economic and social needs of local communities. Sustainable development should be promoted within the AONB where this will conserve and enhance the environment.
- 2.1.5 AONBs are also designated by the International Union for Conservation of Nature (IUCN) as category V which is 'Protected Landscapes/Seascapes'. This is a worldwide category of protected areas where the 'the interaction of people and nature over time has produced an area of distinct character with significant ecological, biological, cultural and scenic value'.
- 2.1.6 The fundamental principle underlying planning and development management in AONBs is that any new development within the AONB that has a materially adverse impact can only proceed where it is demonstrated that it satisfies an overriding national need. All development is expected to conform to a very high standard of design, to be in keeping with local distinctiveness and should seek to conserve and enhance the AONB's natural beauty. Section 85 of the Countryside and Rights of Way Act (2000) places a duty on all local authorities, public bodies and statutory undertakers to pay 'due regard' to the purpose of AONB designation in carrying out their functions in relation to, or so as to affect, land in AONBs. Planning policies for AONBs are contained in the National Planning Policy Framework (NPPF), Local Plans and Neighbourhood Plans. The NPPF provides specific guidance for development planning and decision-making in relation to AONBs. It confirms that 'great weight should be given to conserving landscape and scenic beauty' and that AONBs 'have the highest status of protection in relation to landscape and scenic beauty'. The 'great weight test' is significant and is one of the most stringent legal tests that can be applied under planning law. In specific relation to major development, the NPPF states that planning permission should be refused for major developments in AONBs except in exceptional circumstances and where it can be demonstrated that they are in the public interest. The NPPF confirms that local planning authorities should set out the strategic priorities for their areas within Local Plans and accordingly deliver the conservation and enhancement of the natural environment, including landscape. The NPPF also confirms that:
- allocations of land for development should prefer land of lesser environmental value (counting AONBs as the highest value);
 - local authorities should set evidence and criteria based planning policies against which proposals for any development on or affecting landscape areas will be judged (development affecting AONBs includes impact on their setting); and
 - planning should contribute to conserving and enhancing the natural environment.

- 2.1.7 The physical landscape surrounding the AONB provides an impressive setting. Morecambe Bay sits to the west with coastal saltmarsh and intertidal flats partly within the AONB providing an area of 310 km² of mud and sand rich in estuarine diversity. Adjacent to the AONB (with a slight overlap) to the northwest lies the Lake District National Park offering its stunning scenery, abundant wildlife and cultural heritage. To the southeast lies the Forest of Bowland AONB, offering a landscape important for heather moorland, blanket bog and rare birds, and the Yorkshire Dales which is a key focal point for tourism.

Natural Beauty and Special Qualities

- 2.1.8 The natural beauty of an AONB landscape is partly due to nature and is partly the product of many centuries of human modification. It encompasses natural and human factors that together make an area distinctive and 'special'. These 'special' qualities are what make the area nationally important and give a sense of place. The 'special' qualities are summarised below.

Outstanding Landscape and Spectacular Views

- 2.1.9 The landscape is a highly diverse mosaic of low limestone hills, woodlands, wetlands and mosses, pastures, limestone pavements, coastal cliffs and intertidal flats. Thousands of years of interaction between human activity and nature have shaped its character creating a living 'patchwork' of contrasting habitats criss-crossed by limestone field boundaries and hedgerows and interspersed with distinctive buildings and settlements.
- 2.1.10 Spectacular views over Morecambe Bay and towards the Lake District to the west and north, and towards the Yorkshire Dales and the Forest of Bowland to the east and south, give the area an impressive setting.
- 2.1.11 The small-scale yet complex nature of the landforms gives an intimate feeling within valleys and woodlands which contrasts with the open nature and expansive views from higher ground and along the coast.

Unique Limestone Geology

- 2.1.12 Rare and distinctive Carboniferous limestone geology underpins the natural beauty of the AONB and unifies its character. The limestone landscape is particularly unusual because its karst features were formed at low altitude and show clear evidence of glacial and postglacial processes. This combination of attributes makes Arnside & Silverdale AONB a nationally important geological asset.
- 2.1.13 The Carboniferous limestone bedrock was deposited more than 300 million years ago, when the region was located near the equator. Notable features include:
- Distinctive areas of limestone pavement, which are often covered by woodland but are sometimes open with only a scatter of ferns, herbs and stunted trees;
 - Low cliffs, which fringe the coast between Arnside and Silverdale;
 - Cave systems which have developed through solution-weathering of the limestone;
 - Exposed palaeokarst formations;
 - Extensive folding and faulting including the 'Silverdale Disturbance'; and
 - Notable fossil assemblage sites, particularly along the coastal margin.

Morecambe Bay – A Stunning Seascape

- 2.1.14 Morecambe Bay is the largest intertidal area in the UK where five estuaries meet in a horseshoe-shaped bay of spectacular scale and grandeur. Coastal saltmarsh and intertidal flats partly lie within the AONB but also extend westwards over a huge area (310km²) of mud and sand – a kaleidoscope of water and light; sea and sky; sound, texture and colour.
- 2.1.15 The coast is dominated by open skies that create an ever-changing backdrop: clear blue skies; swift-blown clouds on a windy day; blackening clouds before a storm; shafts of light shining through a gap in the cloud cover; or vivid sunsets which fill the sky and reflect on the shallow waters of the mudflats. Shining sandbanks, mudflats and constantly changing channels are alive with the evocative calls of curlews and flocks of waders and wildfowl keeping time with the ebb and flow of the tide.

Rare and Precious Habitats

- 2.1.16 One of the most striking features of the AONB is its incredible biodiversity. The outstanding number and mix of priority habitats, within a small area, create a mosaic that is home to an amazing diversity of wildlife. The variety and importance of wildlife in relation to the small size of the area is a unique quality of this AONB.
- 2.1.17 Of particular significance, for their extent and value, are:
- Native woodlands which include the fern and moss-rich ash woodlands typically found over limestone outcrops and pavement;
 - Lowland calcareous grassland usually dominated by blue moor-grass, with a wide range of characteristic herb species;
 - Lowland heathland which is unusual within a limestone setting but is found here in mosaic with limestone grassland;
 - Lowland fen and reedbeds, with the reedbed at Leighton Moss being the most extensive area of reedbed in North West England;
 - Limestone pavement, notably at Gait Barrows National Nature Reserve (NNR) which has the most botanically rich limestone pavement in England;
 - Maritime cliff and slopes which, around Morecambe Bay, support rare ledge and limestone grassland communities;
 - Coastal saltmarsh which is extremely important to roosting and breeding waterfowl and waders; and
 - Intertidal mudflats which stretch across Morecambe Bay creating one of the most important sites in England for wildfowl and wading birds.

Internationally and Nationally Important Species

- 2.1.18 The AONB is home to an amazing diversity of species, many of which are uncommon in a national or international context but thrive within the unique mosaic of habitats. The density of rare and protected species found within this small area is also of note. Over 100 species included on the list of England's priority species are known to occur regularly within the AONB.
- 2.1.19 The numbers and diversity of butterflies are particularly impressive with 34 species found in most years, including the nationally rare High Brown Fritillary, the nationally scarce Pearl-bordered Fritillary, Duke of Burgundy, White-letter Hairstreak and Northern Brown Argus, and one of only two English populations of Scotch Argus. Well over half the UK's flowering plant species have been recorded including the Lady's-slipper Orchid, the Lancaster Whitebeam which is found nowhere else in the world other than around Morecambe Bay, the Purple Ramping Fumitory which has a worldwide distribution restricted to the west of Britain, the east coast of Scotland and the east of Ireland, and the nationally scarce Blue Moor-grass which dominates the AONB's unimproved grasslands.
- 2.1.20 Notable breeding birds include several reed bed specialists which are found at Leighton Moss such as Bittern, Marsh Harrier and Bearded Tit. Others, such as Marsh Tit, are found throughout the limestone and wet woodlands, with the AONB being a stronghold for this Red List species. Internationally significant numbers of Oystercatcher can be found at high tide roosts on the coast each autumn and the intertidal flats are an important feeding station for long distance migrant wading birds such as Black-tailed Godwit, Knot and Dunlin.

Rich Sense of History

- 2.1.21 The heritage of the AONB is integral to its character and quality, creating 'time-depth' within the landscape. Field patterns reflect human occupation over several thousand years with significant areas classed as Ancient Enclosure dating back to the Middle Ages. The stone ramparts of an Iron Age hill fort are still visible today on Warton Crag.
- 2.1.22 Over a third of the AONB's now extensive woodlands are considered to be ancient woodland, where coppice workers produced both fuel and woodland products, with evidence of charcoal burners' pits and later iron workings.

- 2.1.23 Numerous small abandoned quarries can be found which were worked by individual farmers or local communities, whilst other quarries developed into large-scale extraction industries that are highly visible reminders of past and current industrial activity. As well as being used for construction of distinctive stone buildings and field-boundary walls, locally quarried limestone was fired in limekilns and used for mortar, lime-wash and as a soil conditioner. There are 36 known limekiln sites in the AONB, most of which are substantial limestone built structures and important landscape and industrial heritage features.
- 2.1.24 Historic designed landscapes at Leighton Hall, Hazelwood Hall and Hying Park are of significance and the registered parkland at Dallam Park is nationally important.

Distinctive Settlement Character

- 2.1.25 Stone buildings and settlements created during the last 800 years contribute strongly to the character and quality of the landscape through the design, construction and detailing of individual buildings, the form, layout and pattern of villages and hamlets and the settings of many of the buildings.
- 2.1.26 Much of the vernacular building style dates back to medieval times, when some of the earliest stone buildings were built, such as Hazelslack Tower, Arnside Tower, much of Leighton Hall, Beetham Hall and a number of farmsteads. The presence of date stones, small 'fire windows', hood mouldings constructed over windows and 'slobbered masonry' used to weatherproof limestone rubble-wall buildings, demonstrate a strong local tradition that continued to be used by later generations, developing a local style of building that remains a key characteristic of the AONB.
- 2.1.27 The earliest settlements, at Warton, Yealand Redmayne, Beetham and Hale, have a distinctive historic character, retaining a medieval linear form with a characteristic 'main street' that is still clearly evident.

Strong Community and Culture

- 2.1.28 Vibrant communities exist within each of the villages and there is also a shared identity with parishes coming together as part of the AONB, strongly connected to the landscape. Working the land is the foundation of the rural economy and the long-standing cultures of low-intensity pasture management and woodland coppice management have created important habitats upon which many of today's notable species depend.
- 2.1.29 There are many opportunities for people to get involved, learn about and actively participate in the conservation of the area. There are numerous local groups and societies that provide activities based on, and which support interest in, the AONB, such as natural history, local history, ornithology, sustainability and walking groups and societies. There is high community awareness of the area's unique qualities and of its designation as an Area of Outstanding Natural Beauty.
- 2.1.30 The AONB has become an important locus for scientific investigation and education due to its outstanding wildlife and geology. Many artists and crafts people choose to live and work in the area, attracted by its scenic beauty, wildlife and quality of light. Cultural events with a distinct AONB focus, such as Greenwood Fairs and Apple Days, have flourished and Festivals promoting increased understanding of and connection to the area's special qualities have become annual calendar fixtures.
- 2.1.31 The historic crossing of the Morecambe Bay sands is unique; the route is extremely hazardous due to quick-sand, moving channels and fast incoming tides, and led to the royal appointment of the first official guide in 1548. The 'Queen's Guide to the Sands' still regularly guides groups safely across the sands today.
- 2.1.32 The Furness Railway line influenced local settlement development and still provides an important transport link which reinforces economic and social connections to neighbouring areas.

Opportunities to Enjoy the Countryside

- 2.1.33 The area offers wonderful opportunities to enjoy quiet recreation such as walking, cycling, wildlife watching and horse riding. The network of narrow lanes and minor highways is one of the delights of the area and, along with an intricate web of public rights of way, access land and other paths,

provides many opportunities for people to come into close contact with the area's wildlife, geology and history, providing inspiring learning opportunities and engaging visitors with the landscape.

- 2.1.34 Existing access to the coast enables visitors to experience the strong contrast between the landscape and the seascape and this will be enhanced by the future development of the England Coast Path.
- 2.1.35 Attractions, such as Leighton Hall, RSPB Leighton Moss Reserve and the Wildlife Oasis draw people to the AONB and enhance the visitor experience.

Sense of Tranquillity, Space and Place

- 2.1.36 The AONB is a place for inspiration, spiritual refreshment, dark skies at night and clear, unpolluted air. People come here to relax, unwind and recharge their batteries, to get close to nature, breathe in the fresh sea air and absorb exhilarating wide open views. Tranquillity and a sense of space are easy to find both in the intimate inland landscape and on the hills and open coast.
- 2.1.37 The area's distinctive character and unique combination of scenery, history, abundance of wildlife, peace and quiet, and culture make the AONB unique. For many, this very particular sense of place is the primary motivation to visit and creates a strong connection with and love for this landscape.

A Highly Designated Area

- 2.1.38 A measure of how important the area is for its biological, geological and historical interest is provided by the number and extent of locally, nationally and internationally designated sites which lie within the AONB:
- 49% of the total AONB area is designated under European directive for its habitat, species or bird interest;
 - 54% of the AONB is covered by national Site of Special Scientific Interest (SSSI) designation;
 - A further 12% of the AONB has been identified as Local Wildlife Sites by Lancashire and Cumbria County Councils;
 - Over 15% of the AONB is covered by Limestone Pavement Orders;
 - 7 sites covering nearly 6% of the area of the AONB are designated as Local Geological Sites;
 - There are 10 Scheduled Monuments, 114 Listed Buildings, and 1 Registered Park and Garden; and
 - Village Conservation Areas have also been identified for their built heritage value.
- 2.1.39 The special qualities are described in more detail in a report which accompanies the Management Plan. Consultation has been carried out on the above special qualities.

Pressures

- 2.1.40 These special qualities that make the AONB worthy of its designation are vulnerable to a wide range of pressures. These pressures can come from development, recreation, changes in woodland management and agricultural practices. Positive management is therefore required to conserve and enhance the natural environment and the AONBs distinctive character.
- 2.1.41 Around 14% of businesses are involved in tourism and this accounts for nearly a fifth of total employment within the AONB. Opportunities exist to develop nature tourism within the AONB, however, this must not compromise the area's special qualities.

2.2 Background to and purpose of the AONB DPD

- 2.2.1 The AONB straddles the boundary between two counties (Lancashire and Cumbria) and two Districts (Lancaster and South Lakeland). Lancaster City Council and South Lakeland District Council are responsible for preparing Local Plans and determining planning applications in their areas. A Local Plan sets out what development is needed in an area and contains policies to ensure that those needs are met in a sustainable way. Local Plans are used to determine planning applications and also to influence infrastructure provision and environmental management. A Development Plan Document (DPD) is part of the statutory Local Plan. Together, the Councils are preparing a DPD for

the Arnside & Silverdale AONB area to help set out these specific development needs and policies for the AONB area.

2.2.2 Therefore, the reasons for preparing the AONB DPD are as follows.

- While the AONB is an area of National Landscape Importance, it is relatively small and lies on the edge of both Districts. This means that district-wide Local Plans for Lancaster and South Lakeland would not have the AONB as their main focus. **An AONB DPD can focus on the AONB and have its conservation and enhancement at its heart.**
- The **AONB DPD** is an important means of implementing the AONB Management Plan and will give **statutory development plan policy force** to some of the principles of the management plan when planning applications are considered.
- The **special character of the AONB** requires a different approach to local planning to that outside nationally important landscapes, an issue that was raised by the Inspector considering South Lakeland's Local Plan Land Allocations document.
- Councils and other public bodies now have a **duty to co-operate**, which means that, in areas where planning issues cross boundaries, they must work together.
- **Policies and decisions need to be consistent** across the whole of the AONB in respect of the conservation significances and the response to development pressures.
- **The communities within the AONB have a strong desire to be involved in shaping its future.** The AONB Partnership provides a strong and well established forum to bring the communities together.
- The compact size of the AONB and its complex self-contained inter-relationships and related settlement characters give a **strong sense of unity and cohesiveness** to the AONB.

2.2.3 This will be the first AONB DPD in England.

2.3 Pre-existing Plans & Strategies

2.3.1 In order to give the SA of the emerging AONB DPD context and ensure an informed view of current issues and management strategies, various plans and strategies which currently exist and may affect the AONB have been reviewed. The documents are listed below and a number of them have been subject to SA or SEA. The SA of the AONB DPD will draw extensively from this existing suite of SA/SEA work and will seek consistency with it where possible.

The Arnside & Silverdale AONB Management Plan

2.3.2 This is a statutory document and is prepared by the AONB Partnership.

2.3.3 The current AONB Management Plan was adopted in 2014 and covers the period 2014 to 2019. The Management Plan sets out strategies and actions which it aims to deliver within the AONB. These are to:

- conserve and enhance the natural beauty and special qualities of the AONB;
- promote and support sustainable agriculture, forestry and other rural industries;
- promote the social and economic wellbeing of people living within the AONB;
- increase public understanding and enjoyment of the AONB; and
- meet the recreational needs of local residents and visitors alike – where these are compatible with the purpose of AONB designation.

The Lancaster District Local Plan

2.3.4 The Lancaster District Local Plan is currently in preparation. Two key points are relevant to the management of the AONB.

2.3.5 Firstly, the Lancaster District Core Strategy (2008) which sets out the overall development strategy and vision, identifies the AONB as a key element of the District's environmental capital, identifies the need for a spatial strategy for the AONB and identifies Silverdale as one of a number of sustainable villages in the district where new development would be supported in principle.

2.3.6 Secondly is the Lancaster District Local Plan Development Management DPD (adopted December 2014). This includes a general policy on landscape considerations including development in AONBs – specifically that development of new or on existing caravan sites is to take place within the AONB. No sites are allocated for development within the AONB in this DPD. The settlement hierarchy for the district was expanded as part of the Development Management document and now also includes Warton as one of the district's sustainable rural settlements. There are also a number of policies saved from the Adopted 1997 Local Plan (not subject to SA/SEA) including Policy E3 which does not permit development that would directly or indirectly have a significant adverse effect upon the character or harm the landscape quality, nature conservation interests or features of geological importance within the AONB.

The South Lakeland Local Plan

2.3.7 The relevant parts of the South Lakeland Local Plan are as follows.

2.3.8 Firstly, the Core Strategy (adopted October 2010) which recognises and safeguards the special characteristics of the AONB and identifies Arnsdale and Storth/Sandside as Local Service Centres.

2.3.9 The Local Plan Land Allocations (adopted December 2013) refers to the issues the AONB DPD will address, and will be superseded within the AONB by the AONB DPD. The Land Allocations plan does not allocate sites in the AONB.

2.3.10 Finally, there are saved policies of the adopted 1997 South Lakeland Local Plan (saved Local Plan 2006); note that this has not been subject to SA or SEA, as it pre-dates the legislation. This includes Development Management Policies identifying green spaces and an unimplemented allocation of land for local employment use at Quarry Lane, Storth.

2.3.11 The above saved Local Plan policies are due to be replaced by the South Lakeland Development Management Policies document – draft policies for this plan are due to be consulted upon in autumn / winter 2016. This will also carry forward the extant allocation of the saved Local Plan.

2.4 Outline of the Draft DPD

2.4.1 The Draft DPD includes the following sections:

1. Introduction
2. Vision and Objectives
3. Overall Strategy
4. Policy Issues
5. Proposed Development Allocations
6. Policy Areas Not Covered in the DPD
7. Monitoring and Implementation Framework
8. Appendices

2.4.2 The vision, objectives, policy areas and proposed development allocations are summarised below:

DPD Vision and Objectives

2.4.3 The vision for the DPD is set out below.

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:

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

2.4.4 The objectives of the DPD are set out below:

- (I) 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;
- (II) To ensure that all development is appropriate and sustainable in its location and design, is of high quality and avoids adverse impact on the special qualities of the AONB;
- (III) To ensure that planning policy is shaped by effective community engagement;
- (IV) 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;
- (V) To support rural employment and livelihoods, and sustainable tourism;
- (VI) To provide the necessary services and infrastructure to support both existing and new development;
- (VII) 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.

Policy Issues

2.4.5 The following policies are included in the Draft DPD:

- AS01 Development Strategy
- AS02 Landscape
- AS03 General requirements
- AS04 Housing Provision
- AS05 Natural Environment
- AS06 Public Open Space and Recreation
- AS07 Key Settlement Landscapes
- AS08 Historic Environment
- AS09 Design
- AS10 Economic Development and Community Facilities
- AS11 Infrastructure for New Development
- AS12 Camping, Caravan and Visitor Accommodation
- AS13 Water quality, sewerage and sustainable drainage
- AS14 Energy and Communications
- AS15 Advertising and Signage

Proposed Development Allocations

2.4.6 The following proposed development allocations are included in the Draft DPD:

AS16 – Proposed Housing Allocations				
Site Ref.	Parish	Name	Ha.	Estimated no. of dwellings
A6	Arnsdale	Land Behind Queen's Drive	0.10	8
A8/A9 (part)	Arnsdale	Land on Hollins Lane	0.12	8
A11	Arnsdale	Land on Briery Bank	0.29	14
B108	Beetham	Land at Church Street	0.20	6
B112	Beetham	Land at Stanley Street	0.10	4
S56 (part)	Silverdale	Land at Whinney Fold	0.30	6

AS16 – Proposed Housing Allocations				
W88 (part)	Warton	Land North West of Sand Lane	0.40	12
W130 (part)	Warton	Land North of 17 Market Street	0.53	16

AS17 – Proposed Mixed-Use Allocations				
Site Ref.	Parish	Name	Ha.	Proposal
A25 / A26 / A27	Arnside	Station Yard	1.03	Car parking, employment, community/visitor facilities and rail access. Possible residential or live-work
B35 / B38 / B81 / B125	Beetham	Land at Sandside Road and Quarry Lane	2.95	Employment, Residential, community facilities and access
S70	Silverdale	Silverdale Railway Goods Yard	0.36	Employment and car parking

2.4.7 Site Mini-Briefs have been prepared for:

- AS18 – A6 Land off Queen’s Drive, Arnside
- AS19 – A9 Land on Hollins Lane, Arnside
- AS20 – A11 Land at Briery Bank, Arnside
- AS21 – B108 Land at Church Street, Beetham
- AS22 – B112 Land at Stanley Street, Beetham
- AS23 – S56 Land at Whinney Fold, Silverdale
- AS24 – W88 Land North West of Sand Lane, Warton
- AS25 – W130 Land North of 17 Main Street, Warton
- AS26 – A25/A26/A27 Station House and Yard, Arnside
- AS27 – B35/B38/B81/B125 Land at Sandside Road and Quarry Lane, Sandside
- AS28 – S70 Land at the Railway Goods Yard, Silverdale

3 The SA Process

3.1 Stages in the SA Process

3.1.1 Government guidance subdivides the SA process into a series of stages. Whilst each stage consists of specific tasks, the intention should be that the process is iterative. Table 3-1 presents the key stages in the SA process and indicates where specific tasks have been addressed in this SA Report. The table also demonstrates how each of the SA stages is linked to the preparation and development of the Local Plan.

Table 3-1 Stages in the SA Process

SA Stage	SEA Regulations Requirements The environment report must:...	Section of the Report (where applicable)	Application to AONB DPD SA
Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope			
A1: Identifying other relevant policies, plans and programmes and sustainability objectives	...describe “the relationship (of the plan or programme) with other relevant plans and programmes” (Schedule 2-1) ...describe “the environmental protection objectives, established at international, Community or Member State level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation” (Schedule 2-5)	Chapter 2 and Appendix B	Stage A corresponds to the scoping stage of the SA and the findings of this stage are presented in the Scoping Report which was, most recently, consulted upon for a six-week period in Nov.-Dec. 2015. During this stage, the scope of the SA was defined. Comments received on the proposed SA scope have been taken into account, and incorporated into this SA Report where applicable.
A2: Collecting baseline information	...describe “relevant aspects of the current state of the environment and the likely evolution thereof without its implementation of the plan or programme” (Schedule 2-2) and, “the environmental characteristics of the areas likely to be significantly affected” (Schedule 2-3)	Chapter 2 and Appendix C	
A3: Identifying sustainability issues and problems	...describe “any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC” (Schedule 2-4)	Chapter 3	
A4: Developing the SA Framework	...provide “a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information” (Schedule 2-8)	Chapter 3, Appendix D	
A5: Consulting on the scope of the SA	...allow that the authorities referred to in Regulation 4 are consulted when deciding on the scope and level of detail of the information which must be included in the environmental report. (Regulation 12-(5))	Chapter 3, Appendix C	

SA Stage	SEA Regulations Requirements The environment report must:...	Section of the Report (where applicable)	Application to AONB DPD SA
Stage B: Developing and Refining Options and Assessing Effects			
B1: Testing the Plan objectives against the SA Framework	...“identify, describe and evaluate the likely significant effects on the environment of”: “reasonable alternatives taking into account the objectives and the geographical scope of the plan or programme” ...and...“implementing the plan or programme...” (Regulation 12-(2))	Chapters 4 to 6 Appendices E, F and G	Stage B of the SA process is linked to the overall production of the Local Plan which includes the development of plan options and the selection of the revised preferred option. There has been interaction between the plan-making and SA teams during Stage B which has enabled potential adverse effects of the Local Plan to be avoided / minimised and potential sustainability benefits maximised. Stage B is the primary assessment stage of the SA process and is the main output of this report.
B2: Developing the Plan Options	...give “an outline of the reasons for selecting the alternatives dealt with” Schedule 2-8		
B3: Predicting the effects of the Plan	... describe “measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme...” Schedule 2-7		
B4: Evaluating the effects of the Plan	... provide “a description of the measures envisaged concerning monitoring” Schedule 2-9		
B5: Considering ways of mitigating adverse effects and maximising beneficial effects			
B6: Proposing measures to monitor the significant effects of implementing the Plan.			
Stage C: Preparing the Sustainability Appraisal Report			
C1: Preparing the SA Report	... include “the information that may reasonably be required taking into account current knowledge and methods of assessment, the contents and level of detail in the plan or programme, its stage in the decision-making process and the extent to which certain matters are more appropriately assessed at different levels in that process in order to avoid duplication...”. Details of the information to be given in the Environmental Report are provided in Schedule 2.	This Report	This SA Report has been produced in line with the requirements of the SEA Regulations for producing an Environmental Report. A Non-Technical Summary (NTS) is also provided.
Stage D: Consultation on the Preferred Option Local Plan and the SA Report			
D1: Public participation on the proposed submission documents	... provide that statutory authorities and the public are given ‘ <i>early and effective opportunity within time frames to express their opinions</i> ’	N/A	This SA Report and the DPD are being consulted upon in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012.
D2: Appraising significant changes resulting from representations	N/A	Future stage	This SA Report will be updated to reflect comments received from the consultation.

SA Stage	SEA Regulations Requirements The environment report must:...	Section of the Report (where applicable)	Application to AONB DPD SA
D3: Making decisions and providing information		Future stage	Reasons for selecting preferred options in light of the SA findings and consultation on the SA will be documented.
Stage E: Monitoring the significant effects of implementing the Local Plan			
E1: Finalising aims and methods for monitoring	N/A for the Environmental Report. The requirement is as follows: <i>“The responsible authority shall monitor the significant environmental effects of the implementation of each plan or programme with the purpose of identifying unforeseen adverse effects at an early stage and being able to undertake appropriate remedial action”</i> (Regulation 17)	Chapter 6	Monitoring to be undertaken of environmental performance of the DPD should be proposed.
E2: Responding to adverse effects		Monitoring will commence once the Local Plan has been adopted.	

3.2 Stage A: Setting the Context and Objectives, Establishing the Baseline and Deciding on the Scope

Geographical Scope of the SA

3.2.1 The geographical scope of the SA has been driven by the geographical scope of the AONB DPD – i.e. the whole of the AONB. Regarding the allocations element of the DPD, the SA has considered the spatial extent of their likely impacts. In some cases, this has remained local to the site in question, whereas in other cases, the impacts of the allocation are predicted to be felt over a wider area, including potentially outside the AONB. Similarly, the cumulative effects of a number of allocations may result in impacts occurring over a wider area. These have also been considered in the SA.

Temporal Scope of the SA

3.2.2 The DPD is intended to cover a 15-year period, and so the timescale reflected in the SA is 2016 – 2031. If there are likely to be any sustainability effects of the DPD that would last longer than this, these have also been considered.

Review of Relevant Plans, Programmes and Environmental Objectives

3.2.3 The box below stipulates the SEA Regulations’ requirements for this stage of the process.

Box 1: SEA Regulations’ Requirements for the Review of Plans Programmes and Environmental Protection Objectives

The SEA Regulations require that the SEA covers:

‘an outline of the contents and main objectives of the plan or programme, and of its relationship with other relevant plans and programmes’ (Schedule 2-1).

‘the environmental protection objectives, established at international, Community or Member State level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation’ (Schedule 2-5)

3.2.4 A review of other plans and programmes that may affect the preparation of the DPD was undertaken in order to contribute to the development of both the SA and the plan itself. This included:

- Identification of any external social, environmental or economic objectives, indicators or targets that should be reflected in the SA process;
- Identification of any baseline data relevant to the SA;
- Identification of any external factors that might influence the preparation of the plan, for example sustainability issues;
- Identification of any external objectives or aims that would contribute positively to the development of the Local Plan; and
- Determining whether there are clear potential conflicts or challenges between other identified plans, programmes or sustainability objectives and the emerging DPD.

3.2.5 The review included documents prepared at international, national, regional (sub-regional) and local scale. A brief summary of the documents reviewed and the main findings are summarised in Table 3-2. Further details are presented in Appendix B.

Table 3-2 Summary Description of the Plans and Programmes Reviewed

Level	Summary
International Plans and Programmes	A review was undertaken of key International Conventions and European Directives that could potentially influence the development of the DPD and the SA. European Directives are transposed into national legislation in each individual Member State and, therefore, there should be a trickle-down effect of the key principles and an application to the relevant national, regional and local circumstances in other planning documents.
National and Regional Plans and Programmes	A review was also undertaken of relevant plans and strategies. These included the UK Sustainable Development Strategy which outlines the over-arching Government objective to raise the quality of life in our communities. The Climate Change Act which commits the UK to action in mitigating the impacts of climate change and the National Planning Policy Framework which sets out the Government’s economic, environmental and social planning policies for England.
Local Policy	Plans are produced at the local level to specifically address issues that are important locally through a number of policy documents relating to the economy; health; safety; tourism; sustainable communities; housing; employment; and physical activity. Local Plans considered here are; the Arnsdale & Silverdale AONB Management Plan; the South Lakeland Local Plan and the Lancaster City Council Local Plan (including their component parts). The Arnsdale & Silverdale AONB Management Plan sets out a framework that gives guidance and direction towards achieving the long term ‘Vision’ for the Arnsdale & Silverdale AONB. The DPD and the SA should draw from these documents and transpose their aims in their policies and proposals. These local plans have been instrumental in the development of the SA Framework (refer to Section 6). These plans, should in theory have included the main influences of international, national, regional and county level plans through the ‘trickle-down effect’. They should also provide more of a local focus for the AONB. It is, through identifying these themes and incorporating them into the DPD that synergies can be achieved with other relevant documents. County level documents are also considered where relevant including, for example, county level landscape strategies and minerals plans.

3.2.6 The key results of the review can be summarised as follows:

Social

- The need to ensure that new housing development meets local needs (for all sections of society).
- Recognising the importance of open spaces, sport and recreation and the contribution that they make to enhancing quality of life.
- Raising levels of health and well-being and promoting greater levels of physical activity.
- The need to improve educational attainment and levels of numeracy and literacy.
- The need to promote more sustainable transport choices and to improve accessibility.
- The enhanced coastal access as a result of the Marine and Coastal Act 2009 gives a change in recreational use of Morecambe Bay and needs to be well managed.

Economic

- The need for long-term sustainable patterns of development that provide for the economic and social needs of all populations.
- Promoting sustainable rural economic development that supports social and environmental objectives.
- A key component of the AONB economy is tourism with 14% of businesses involved in this.
- To promote and enhance a sustainable tourism economy within the AONB without compromising the special qualities of the AONBs landscape.
- The need to broaden the economic base of rural areas and promote economic inclusion.

Environmental

- Conserve and enhance the special landscape of the AONB, more specifically its distinctive character and natural beauty.
- Conserve and enhance the distinctive settlement character in the AONB.
- The need to protect and enhance the unique historic environment of the AONB and cultural heritage assets.
- To protect and conserve landscape features contributing to the industrial heritage of the AONB including limekilns, quarries and mineral railways.
- To protect and conserve landscape features which contribute to local special character within the AONB such as drystone walls, hedgerows and in field trees.
- The need to ensure the siting, design, scale and materials of a development are of a character that enhances the quality of the landscape whilst being sympathetic to the AONBs special qualities.
- The need to enable developments that positively enhance the special qualities of the AONB.
- The need to conserve and enhance biodiversity (including flora and fauna), the priority species and priority habitats within the AONB and the geodiversity as an integral part of economic, social and environmental development.
- The need to protect and enhance biodiversity resources particularly sites of international importance e.g. Special Protection Areas (SPAs), Special Areas of Conservation (SACs) and Ramsar sites and Morecambe Bay which is a Nature Improvement Area.
- The importance of preserving the large and internationally renowned areas of wetland habitat.
- The need to create and enhance green infrastructure, habitat connectivity, multi-functionality of green infrastructure and priority habitats.
- To ensure soil resources are protected and geodiversity is conserved and enhanced including, in particular the areas of limestone pavement.
- The need to promote and protect the water environment including issues such as water quality and resource use.
- The prudent use and need to reduce the use of natural resources. Recycling and reuse opportunities should be sought.
- The need to promote sensitive waste management.
- The need to reduce flood risk within the AONB from surface run off and coastal processes.
- Promoting sustainable design and improving energy efficiency.
- The need to address and prevent further erosion of the coastal zone through natural processes affecting access.
- The need to mitigate and adapt to climate change incorporating the use of measures such as sustainable drainage features.
- The need for the conservation and enhancement of the quality, distinctiveness and character of rural areas.
- Conserving and enhancing the setting of the AONB and also views into, across and out of the area.
- Enhancing the resilience of ecological networks.

3.2.7 The European Spatial Development Perspective adopted in 1999, identified a potential conflict that is likely to prevail in all countries, irrespective of their location and this concerns balancing the social and economic claims for spatial development with an area's ecological and cultural functions to ensure that the most sustainable patterns of development are achieved. Through the SA process and the inclusion of suitable sustainability objectives, indicators and targets it should be possible to identify where potential issues and conflicts may arise and to develop suitable policy modifications and mitigation measures.

The Sustainability Baseline and Key Sustainability Issues

3.2.8 Box 2 defines the SEA Regulations requirements for this element of the process.

Box 2: SEA Regulations Requirements for Baseline Data Collation

'the environmental characteristics of areas likely to be significantly affected' (Schedule 2-3)
'any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC on the conservation of wild birds(a) and the Habitats Directive. (Schedule 2-4).

Methodology

3.2.9 Characterising the environmental and sustainability baseline, issues and context is an essential part of developing the SA Framework. It comprises the following key elements:

- Characterising the current state of the environment of the AONB including social and economic aspects; and
- Using this information to identify existing problems and opportunities that could be considered in the DPD.

3.2.10 The environmental, social and economic baseline was characterised through the following methods:

- Review of relevant local, regional, national and international plans, strategies and programmes; and
- Data research based around a series of baseline indicators developed from the SEA Regulations topics (biodiversity, population, human health, flora, fauna, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, and landscape), the Government's guidance and the data available for the AONB. Data was also collated for additional socio-economic topic areas including deprivation, housing and employment to ensure that a broad range of environmental, social and economic issues were considered.

3.2.11 The collation of baseline data also enabled the identification of key sustainability issues and opportunities affecting the AONB.

3.2.12 Appendix A summarises the key baseline trends across the AONB. Each section is subdivided to present the following:

- The baseline indicators that have been used (some are also contextual indicators and may not actually form part of the SA Framework);
- Descriptive text, graphs and statistics about the AONB; and
- Key data gaps.

3.2.13 Sustainability issues and opportunities identified from the baseline review are detailed below.

3.2.14 The SEA Directive requires 'material assets' to be considered within the SA. Material assets refer to the stock of valuable assets within a study area and can include many things from valuable landscapes, natural and cultural heritage through to housing stock, schools, hospitals and quality agricultural land. It is considered that the material assets of the AONB are appropriately covered in the following baseline sections, and consequently will not be repeated as a separate section:

- Biodiversity, Flora and Fauna;
- Soils and Geology;

- Cultural Heritage;
- Landscape;
- Housing; and
- Transportation.

3.2.15 The AONB straddles two Local Planning Authorities (LPAs) and as such data collection for the baseline has been based largely on data for Lower Layer Super Output Areas (LSOA). This has been because difficulties have arisen in separating statistical data for each respective LPA for specifically only the AONB area.

Key Sustainability Issues and Opportunities

3.2.16 Table 3-3 presents the key sustainability issues and opportunities for the AONB. In addition to written baseline information, Appendix A contains figures which illustrate some of the data, including designated nature conservation sites, heritage and landscape features. The below results from baseline data research conducted as part of the SA Scoping study for the AONB DPD conducted in 2015. It is recognised that more up-to-date data and information may be available – a comprehensive update will be conducted at an appropriate time, if needed to support planning policy development or changes. In the meantime, small, individual updates will be made (e.g. pursuant to consultation) where the new information is specifically identified or is material to the SA.

Table 3-3 Key Sustainability Issues and Opportunities

Topic	Summary
Population	<ul style="list-style-type: none"> ▪ The AONB has fewer children and younger people and a greater percentage of people over 65 than Cumbria, Lancashire or nationally. ▪ This is likely to have impacts on areas, such as: availability of health care provision, access to services, strain on public transport systems, labour force deficiencies, housing supply and need.
Education and Qualifications	<ul style="list-style-type: none"> ▪ Educational attainment in the AONB is good compared to regional and national levels and should be maintained. ▪ Low level of people with no qualifications and a good level of people with higher qualification attainment for the AONB when compared with national data. ▪ Access to education should be maintained with growth in population within the AONB in order to ensure education provision continues to meet the needs of the local population.
Health	<ul style="list-style-type: none"> ▪ Overall health in the area is very good. ▪ The percentage of people reported to be in ‘very good’, ‘good’ or ‘fair’ health is slightly above that in Cumbria and nationally and significantly above that in Lancashire. ▪ A growing older population is likely to increase pressure on local health provision. Coupled with the rural nature of the AONB this could potentially become a difficult issue to tackle – it is a problem experienced more widely in South Lakeland, for example. ▪ Access to doctor’s surgeries and dentists within the rural areas is more limited and could be improved. This is particularly important for the AONB’s elderly population. ▪ The rural nature of the AONB could mean healthcare issues may become a difficult to tackle logistically. ▪ There are opportunities to further promote access to outdoor recreational pursuits in open areas within the AONB to benefit the health of the local population. ▪ There are also opportunities to further promote walking and cycling across the AONB.
Crime	<ul style="list-style-type: none"> ▪ Crime levels in the AONB are lower than national and regional levels. ▪ Anti-social behaviour makes up the largest proportion of offences within the AONB. Further work is needed to reduce such problems ▪ Although incidences of crime and disorder are not high in the AONB, its rural nature means that there is a need to ensure that access routes, footpaths etc. are well marked and not unduly isolated to reduce opportunities for crime. ▪ There is a need to ensure that communities are safe working and living environments.
Water	<ul style="list-style-type: none"> ▪ Poor water quality, particularly in Hawes Water (a SSSI and SAC) and Leighton Moss (a SSSI, SPA and Ramsar site) catchments, are an issue in the AONB. Hawes Water and Leighton Moss are internationally designated nature conservation sites for their wetland habitat and associated

Topic	Summary
	<p>species, but suffer from eutrophication impacts of poor water quality. Also, Leighton Beck, the River Bela, River Keer and the Kent Estuary suffer from poor water quality. Opportunities should be sought to tackle the main contributory factors, agricultural run-off and septic tank overflow, to try and improve the area's water quality.</p> <ul style="list-style-type: none"> ▪ Coastal flooding poses a risk to the area however risk of fluvial flooding is low. Appropriate upland 'soft' management techniques should be undertaken together with any necessary 'hard' management to ensure the area is adequately safeguarded from the risk of flooding – particularly with increased flood risks associated with modern day climate change. ▪ Opportunities should be sought to tackle the main contributory factors to poor water quality. These include agricultural run-off and septic tank overflow. ▪ New developments and households within the area should be encouraged to minimise water use and to re-use rainwater where possible i.e. grey water recycling systems. ▪ When considering additional housing in Silverdale, the issue of septic tanks and impact on water quality in the estuary should be considered and the potential connection to mains sewerage. ▪ Areas at risk from flooding should be protected from development that would increase that risk. New developments should be encouraged to use green infrastructure such as SuDS to manage runoff and further reduce flood risk. ▪ Bathing water quality at the two monitoring locations continues to meet the required standard. There is potential to improve this further to achieve the 'guideline' quality certification. ▪ There has been no change in licensing strategies indicating that there is no particular or increasing pressure on water resources in AONB area.
Soils and Land Quality	<ul style="list-style-type: none"> ▪ The area contains a number of important geological and SSSI designations, particularly its limestone pavements which are offered protection under limestone pavement orders, of which there are 16 within the AONB. Opportunities should be sought to conserve and enhance these important sites/resource for the area. ▪ Woodlands cover approximately a third of the area of the AONB. Diseases such as Chalara dieback (Ash Dieback) are not present within the AONB but as ash woodlands are the dominant woodland type within the AONB this is a key issue which should be monitored. ▪ High synthetic fertiliser/pesticide/herbicide etc. application rates can cause detrimental impacts on soils and surrounding watercourses. Although this is a problem in the area, manure spreading is much more prevalent and can lead to manure run-off from farm fields and pollution to nearby water courses. To protect the soils, and the surrounding landscape, application of substances should be regulated and minimised wherever possible. The Code of Good Agricultural Practice (CoGAP) states techniques for minimising odour and ammonia losses and should be followed. The use of Agri-environment payments to help minimise these adverse impacts/risk should be maximised. ▪ Two SSSI designations are of geological interest within the AONB together with Local Geological/Geodiversity Sites (LGS). These designated sites are all in positive or favourable condition. ▪ The Agricultural Land Classification within the AONB states no Grade 1 or Grade 2 soils are present. Permeant pasture provides effective erosion control often on vulnerable sites. ▪ Climate change is causing more severe droughts and more extreme rainfall events. To protect the AONB's soils from suffering from either or both of these impacts active management should be undertaken to protect the landscape. ▪ Opportunities should be sought to protect and enhance important sites, designations and resources for the area. ▪ Where previously developed sites exist, the aim should be to continue to remediate and re-use them, although this decision should be made on a site-by-site basis as some brownfield sites may now have developed significant biodiversity interests.
Air Quality	<ul style="list-style-type: none"> ▪ There are no Air Quality Management Areas within the AONB. ▪ Effects on European sites from air pollution should be considered to ensure development does not adversely impact these designations. ▪ Air quality across the AONB and the surrounding region is good with pollutants below objectives set and classified as 'safe', and this is not likely to change given the likely size of any future development.
Energy and Climate Change	<ul style="list-style-type: none"> ▪ Predicted climate changes have the potential to impact on many aspects of the AONB including biodiversity, agriculture, forestry, human health and the historic environment. ▪ Climate change could lead to potential changes in species ranges and abundance as well as timing

Topic	Summary
	<p>of biological events due to an increase in temperature.</p> <ul style="list-style-type: none"> ▪ Loss of intertidal habitat as a result of sea level rises could present a constraining issue for species. ▪ Temperature changes could affect farming and forestry in the longer term. ▪ Damage may be more likely to the historic environment due to waterlogging and new pest species which affect the integrity of recognised sites. ▪ Reducing the carbon footprint through energy conservation and efficiency and the promotion of appropriate renewable energy sources should be a priority for the area. ▪ There is a need to increase the production of energy from low carbon and appropriate renewable sources. ▪ New developments should be encouraged to include sustainable design principles. ▪ Reducing motorised road transport on the AONB's roads and encouraging more sustainable modes of transport would contribute to reducing the effects of climate change. ▪ Due care must be given to the conservation of biodiversity, landscape and heritage resources when identifying sites for renewable energy projects. ▪ Green infrastructure is important and delivers a number of multifunctional benefits – Note this is a cross-cutting issue.
<p>Biodiversity, Flora and Fauna</p>	<ul style="list-style-type: none"> ▪ The AONB's natural environment is central to its character and designation. Conserving and enhancing it is paramount to the AONB's future. ▪ There is a large percentage of nationally and locally protected areas, species and habitats present within the AONB. ▪ There are four Natura 2000 sites: two SACs - Morecambe Bay and Morecambe Bay Pavements and two SPAs - Morecambe Bay (also part of a potential SPA (pSPA)⁷) and Leighton Moss. The latter two are also Ramsar sites. ▪ There are 19 Sites of Special Scientific Interest (SSSIs) (two of which are designated for geological reasons) which cover 54% of the whole AONB and 4026 ha; one NNR; and 64 Local Wildlife Sites (LWSs) which cover 20% of the terrestrial AONB and 888 ha. ▪ Woodlands cover around a third of the terrestrial AONB. Active woodland management has increased over recent years but 46% of the total woodland area is currently unmanaged. The area also contains a large number of other priority habitats. ▪ Diseases such as Chalara dieback (Ash Dieback) are not present within the AONB but as ash woodlands are the dominant woodland type within the AONB this is a key issue which should be monitored. ▪ There is a need to continue the increase of the area's woodland which are in a favourable or improving condition. ▪ There is a need to continue the increase of the area's limestone grassland which are in a favourable or improving condition. ▪ There are large areas with high quality natural and biodiverse environments in the AONB, which should be conserved and enhanced. ▪ Opportunities should be sought to develop robust ecological networks through habitat enhancement, expansion and the creation of buffer zones, linear corridors to link habitats. This will lead to improved species diversity and make the area more resilient to climate change allowing for greater movement of species within ecological corridors. ▪ The high quality of the environment provides opportunity to develop recreation and tourism in the AONB, although care should be taken to ensure that development is appropriate and does not adversely affect biodiversity resources. ▪ The condition of a number of SSSIs should be improved and opportunities should be sought to deliver biodiversity enhancements where possible, for example by improving the connectivity between designated sites and areas of open space. ▪ Opportunities should be sought to promote land management schemes where possible, as these can lead to a number of environmental benefits and enhancements. ▪ Efforts should be made to maintain the increase in the number of SSSIs that are currently in

⁷ Morecambe Bay and Duddon Estuary pSPA is proposed to protect important areas of land, coast and sea used for a variety of purposes by the qualifying features. The new pSPA amalgamates the existing Morecambe Bay and Duddon Estuary SPAs and adds marine areas identified for foraging terns breeding in these SPAs. See: <https://www.gov.uk/government/consultations/morecambe-bay-and-duddon-estuary-special-protection-area-changes-comment-on-proposals>

Topic	Summary
	<p>unfavourable condition moving into unfavourable but recovering status, with an overall aim of this being that all SSSIs in unfavourable condition move into recovery and that eventually, all SSSIs move into favourable condition..</p>
Cultural Heritage	<ul style="list-style-type: none"> ▪ Cultural heritage assets and their setting should be conserved and enhanced where appropriate. Conservation or restoration efforts should continue to return the cultural assets within the AONB currently on the 'at risk register' back to better conditions so that they can continue to add to the areas cultural diversity and value. ▪ Parkland, designed landscapes and gardens within the AONB are at risk. Harm to the historic environment can be reduced through good land management and planning policies and decisions that take full account of the significance of the asset and its setting. In addition to protecting statutory sites, it is important to ensure that the wider historic landscape is protected and also non-designated heritage and archaeological resources. ▪ Pressures for development within the AONB are ongoing, and there is continued risk of damage to the rich archaeological resource and traditional character of settlements and individual buildings.
Landscape	<ul style="list-style-type: none"> ▪ The landscape character of the AONB has been influenced by people in many ways such as through settlement, quarrying, land management and farming. Sustainable development of settlements and the sustainable management of resources must be made a priority to reduce the impact on landscape character. ▪ There is a need to protect and enhance the distinctive landscape character that combines a highly diverse mosaic of high-quality and contrasting landscape types such as; improved agricultural pastures; with large semi-natural areas; low limestone hills; woodlands; wetlands and mosses; pastures; limestone pavements; coastal cliffs and intertidal flats. This will help to create a coherent and resilient ecological network, retain a sense of place and maintain the strong relationship between the landscape and its underlying geology. ▪ The landscape of the AONB is a national designation, highly sensitive to the potential impacts of new development. Any new development has to be considered in light of the capacity of the landscape to accept it without significant negative landscape impact. ▪ Increased activity, noise and light pollution associated with some developments has the potential to adversely affect tranquility within the AONB. ▪ It is important for landscape character and quality to be maintained and where possible restored and enhanced. The use and creation of new Agri-environment schemes should be encouraged as one way to aid the protection and enhancement of the areas landscape. ▪ Features important to the landscape and which give the AONB its local distinctiveness should be conserved, restored and enhanced. ▪ There are many outstanding and special scenic qualities within the AONB including the dramatic views over Morecambe Bay. Future development could impact these views and the setting of the AONB negatively and so locations for development should consider carefully the implications visually on the landscape. Pressures from development can lead to a decline in the landscape character of the AONB. ▪ The AONB's high-quality landscape is an important resource for attracting visitors and enhancing the quality of life for residents. However, an increase in visitor numbers that would bring more cars and recreational activities to the AONB may also lead to a decline in the tranquility of the AONB. ▪ The distinctive settlement character is an identified special quality of the AONB for example the linear structure of Warton and the Yealands, the open dispersed nature of Silverdale. Development within the AONB should be complimentary of this where possible and thus conserve the distinctive character and special quality of the AONB. ▪ One of the AONB's special characteristics is its rural nature, ▪ Views into, across, within and out of the AONB are very important and are one of the AONB's special qualities. Therefore, they should be conserved and enhanced where possible. ▪ The setting of the AONB is also a very important feature and the landscape and seascape are both key landscape elements which help create this setting.
Minerals and Waste	<ul style="list-style-type: none"> ▪ Sandside Quarry is the only remaining active limestone quarry within the AONB and is due for closure in 2020. ▪ No new mineral developments are planned within the AONB. ▪ It will be important to ensure that appropriate restoration plans are in place following cessation of working at Sandside Quarry. ▪ There are no active landfill sites within the AONB and no new waste developments are planned.

Topic	Summary
	<ul style="list-style-type: none"> There is one household waste recycling centre within the AONB which is located in Carnforth. There are additionally small recycling points within the villages for example located in Arnside.
Transportation	<ul style="list-style-type: none"> The dominant travel to work method across the AONB is by car. Better facilities to encourage more sustainable transport use would be beneficial to the area. This could include enhanced car parking at stations to encourage train use. Locations will have to be appropriate to ensure no adverse effect on landscape character. The Silverdale shuttle should be retained and promoted to enable the residents access rail links. Linkages between Arnside & Silverdale could be further improved for residents wishing to travel. There is a good percentage of open access land in the AONB which can be used by visitors and residents to access/explore the countryside via PRoW and other paths. This access should be maintained and improved if possible to continue providing the public with opportunities to explore the special scenic qualities of the AONB. With much of the area being rural, access to public transport can be difficult for some and is reflected in the lower proportion of people utilising these methods to travel to work. The Morecambe Bay cycleway and the potential link across the viaduct are key opportunities. A greater integration of transport could be promoted linking rail and buses with cycling routes and allowing for combining modes of transport for the public. This would be a significant opportunity for residents of the AONB. Maintaining good rail links is also a key issue. The direct link from the AONB to Manchester airport and with centres such as Preston and Manchester and the west coast mainline to London. Rail is an important mode for visitors and residents. Opportunity to enhance sustainable coastal access, e.g. the England Coast Path (a new National Trail all around England's coast, opening in sections to be complete in 2020), together with the maintenance of PRoWs and other paths.
Economy	<ul style="list-style-type: none"> The AONB area has low JSA claimant numbers and this suggests a strong local economy, however, much local employment is in the tourism industry and many people travel out of the AONB to work. Many people commute to places of work outside of the AONB which enables them to bring money back into the AONB economy but doesn't support the growth of local jobs. Tourism is an important business sector in the area and further opportunities should be sought to utilise the area's environmental and cultural assets to build on this. However, this needs to be in a sustainable way which is sympathetic to landscape character, other environmental features, and the communities within the AONB. Farming is a very important part of the economy in the AONB. Farms predominantly graze livestock such as beef and dairy cattle, and sheep. Although dairy farming is declining farms are diversifying and are now supporting tourism by providing a range of non- agricultural activities. Opportunities for activities to further drive the economy behind farming should be sustainable and considerate to the special qualities of the AONB. As well as being a key driver in the economy farming also has an integral role in conserving and enhancing the landscape. Land is widely targeted for environmental stewardship and Higher Level Stewardship (HLS) in the AONB however trends show this is declining. This is likely to increase pressure on the profitability of farms. Increasing fuel prices and changing markets can add additional pressure. Supporting the farming community within the AONB, although it may be relatively small, is an important aspect because this supports the rest of the economy such as the visitor economy and attracting people to live there. Woodlands also play an important role in the recreation and tourism economy by providing places for people to take up leisure activities. There is also a developing local wood fuel economy and interest in wood products from forestry is rising within the AONB. Supporting local small business development by making land allocations for employment purposes in a way that does not significantly adversely affect the landscape character. The railway and the stations at Arnside & Silverdale are important economic drivers. The railway also offers opportunities for people to visit the AONB and then connect to walking or cycling experiences. There are opportunities to capitalise upon the AONB's environmental and cultural assets and to develop the tourist industry. This must be done appropriately such as quiet tourism that takes into account the special qualities of the AONB.

Topic	Summary
Deprivation and Living Environment	<ul style="list-style-type: none"> ▪ The overall deprivation across the AONB is relatively low ▪ Engaging with local residents and making sure that the respective the Councils keep them well informed will be essential in creating vibrant communities. ▪ There may be scope in the future to more actively involve the local community in decision-making, enabling the Councils to understand the needs and desires of the residents, which, in the long-term could help contribute to the establishment of more sustainable communities. ▪ Local services should be retained and developed or enhanced to support community life and the local tourism industry. ▪ Opportunities should be sought to drive up wages where possible.
Housing	<ul style="list-style-type: none"> ▪ There is a need to ensure that the diversity of housing stock directly reflects local needs. It has been indicated that there is a need for smaller homes within the area. ▪ House prices within the AONB are above average and this reflects the desirable nature of the area as a place to live. However, it also means that house prices are often beyond the financial reach of local people. ▪ Housing allocations should be made to meet affordable housing needs of the local population in a way that does not significantly adversely affect the landscape character. Sheltered housing needs for the elderly should be met, as this is a particular issue due to the ageing population. ▪ Given the area’s attractive rural character, a number of properties are owned as second homes. This affects local affordability and availability of homes for local people.

SA Framework

Background to the SA Framework

- 3.2.17 The SA Framework underpins the assessment methodology and comprises a series of SA Objectives (covering social, economic and environmental issues) that are used to test the performance of the plan being assessed. Whilst the SEA Regulations do not require the use of SA Objectives, they are a recognised tool for undertaking the assessment and are aspirations/goals that an authority/organisation should work towards achieving.
- 3.2.18 The SA Objectives are separate from the objectives of the DPD, although there may be some overlaps between them. To help measure the performance of the Local Plan’s components against the SA Objectives, it is beneficial if they are supported by a series of indicators and targets. Baseline data has been collated to support each of the indicators, as this provides a means of determining current performance across the borough and gauging how much intervention or the extent of work needed to achieve the targets that have been identified. The following section provides further details about the development of the SA Framework.

Development of the SA Objectives

- 3.2.19 The SA Objectives have been developed using the review of other relevant plans, programmes and environmental objectives, the baseline data, the key issue and opportunities, and the outcomes of consultation on the SA scope.
- 3.2.20 Table 3-4 presents the proposed SA Objectives and Sub-Objectives that have been used in the appraisal of the DPD and its options, including for site options by providing a framework for identifying and applying relevant spatial criteria (see Section 3.1.2).
- 3.2.21 The SA Framework was amended following receipt of the Scoping Report consultation responses from statutory consultees. In 2015, the SA Framework was modified as follows:
- SA Objective for ‘air quality’ added, as it was previously scoped out;
 - Objective added related to ‘proximity to services’;
 - Under the historic environment objective, specific references added to historic setting of heritage assets; and
 - Historic environment sub-objectives amended to ensure that they reflect national policy and legislation.

Table 3-4 SA Framework

SA Objective and Sub-Objectives
1. To ensure there is housing to meet local needs in a manner sensitive to the AONB.
<ul style="list-style-type: none"> ▪ To ensure there is enough housing available to meet needs in all areas. ▪ To increase the availability of affordable housing. ▪ To ensure housing is decent.
2. To improve wellbeing, physical and mental health for all and reduce health inequalities.
<ul style="list-style-type: none"> ▪ To reduce health inequalities amongst different groups in the community. ▪ To improve access to health and social care services for all through proximity to GP surgeries etc. ▪ To improve transport links to GP's surgeries (rail/bus). ▪ To promote healthy active lifestyles and access to recreational space. ▪ To ensure there is access to greenspace, countryside, public spaces, rights of way, play areas and open coast for people to enjoy. ▪ To ensure there are cultural /social/ community facilities and activities for people to enjoy / participate in including access to village halls and civic buildings. ▪ To encourage the development of strong and cohesive communities through proximity to existing settlements. ▪ To create a healthy and safe working and living environment with low rates of crime and disorder.
3. To improve the level of skills, education and training.
<ul style="list-style-type: none"> ▪ To maintain and increase levels of participation and attainment in education for all members of society through access to primary schools, secondary schools and further educational establishments. ▪ To improve the provision of education and training facilities. ▪ To improve access to and involvement in Lifelong Learning opportunities. ▪ To improve access to environmental education.
4. To improve sustainable access to services, facilities, the countryside and open spaces
<ul style="list-style-type: none"> ▪ To ensure public transport services (bus and train) meet the needs of all and development is located in proximity to bus services. ▪ To ensure highways infrastructure serves people's transportation needs (including for private vehicular travel, walking and cycling). ▪ To ensure public buildings and public spaces are readily accessible to all in including access to village halls and civic buildings. ▪ To promote the use of more sustainable modes of transport and reduce dependence on the private car. ▪ To improve access to cultural and leisure facilities. ▪ To maintain and improve access to essential services and facilities for all including proximity to shops. ▪ To promote and facilitate access to, and opportunities to enjoy, the countryside, historic environment and green open space including a range of open space typologies.
5. To diversify and strengthen the local economy in a manner that is sensitive to the AONB.
<ul style="list-style-type: none"> ▪ To help create the right economic conditions and infrastructure provision to encourage inward investment. ▪ To stimulate the use of local companies, products, services, heritage and culture and provide other forms of community benefit. ▪ To encourage indigenous growth of local businesses. ▪ To encourage diversification, innovation and entrepreneurship. ▪ To help improve the competitiveness and productivity of the local economy. ▪ To increase the environmental performance of local companies and their products/services. ▪ To support maintenance of the agricultural economy. ▪ To provide sustainable tourism. ▪ To foster heritage-led regeneration. ▪ To optimise the use of previously developed land, buildings and existing infrastructure.

SA Objective and Sub-Objectives
6. To retain and create jobs and ensure the workforce meets local needs.
<ul style="list-style-type: none"> ▪ To ensure people are educated, trained and skilled to meet local economic needs. ▪ To increase the number, variety and quality of employment opportunities, including those offered by tourism, social enterprise and inward investment.
7. To encourage economic inclusion and access to jobs.
<ul style="list-style-type: none"> ▪ To increase access for all to a range of jobs, through improved training, sustainable transport and communication links. ▪ To ensure economic development and employment opportunities are distributed evenly and are in areas of greatest need.
8. To protect and improve air quality.
<ul style="list-style-type: none"> ▪ To protect and improve local air quality
9. To limit and adapt to climate change and increase energy efficiency.
<ul style="list-style-type: none"> ▪ To reduce greenhouse gas emissions. ▪ To ensure existing buildings have optimal energy efficiencies. ▪ To promote the use of more sustainable modes of transport and reduce dependence on the private car. ▪ To ensure new developments are able to withstand extreme weather events. ▪ To include Green Infrastructure to reduce flood risk and surface water runoff in order to adapt to climate change. ▪ To encourage the use of clean, low carbon and energy efficient technologies sensitive to the AONB.
10. To protect and enhance water quality, resources and reduce the risk of flooding
<ul style="list-style-type: none"> ▪ To maintain, and where possible improve the quality and quantity of water resources. ▪ To minimise the risk of water pollution from all sources. ▪ To promote the wide use of sustainable drainage systems and other flood reduction or defence measures. ▪ To promote measures to reduce demand and improve demand management for water. ▪ To help reduce pressure on watercourses/water bodies from diffuse pollution such as agricultural waste, fertilizer and run-off from drains and concrete surfaces and point sources such as septic tank discharge. ▪ To encourage prudent water usage to reduce pressure on water resources. ▪ To align with current or planned sewerage infrastructure provision. ▪ To reduce or manage flooding through avoidance of areas of significant risk. ▪ To encourage the inclusion of flood mitigation such as SuDS and green infrastructure measures.
11. To protect and enhance biodiversity and geodiversity.
<ul style="list-style-type: none"> ▪ To protect and conserve habitats, species, geological and geomorphological sites, especially where these may be rare, declining, threatened or indigenous. ▪ To help ensure biodiversity sustainability by enhancing conditions wherever necessary to retain viability of the resource. ▪ To minimise adverse impacts on species and habitats through new development and human activity. ▪ To ensure and enhance continuity and connectivity of ecological networks such as river corridors, coastal habitats, uplands, woodlands and scrub to enable free passage of specific habitat dependent species.
12. To protect and enhance landscape, seascape and settlement character and quality.
<ul style="list-style-type: none"> ▪ To ensure night skies are dark. ▪ To promote high quality and sustainable design for buildings, spaces and the public realm sensitive to the locality. ▪ To reduce exposure to noise disturbance. ▪ To protect and enhance local landscape quality, local distinctiveness sense of place and character from unsympathetic development and changes in land management. ▪ To retain rural nature of the AONB landscape and rural character of the AONB settlements. ▪ To maintain the remoteness and tranquillity of rural landscapes. ▪ To encourage low-input and organic farming, with environmental stewardship styles of land management.

SA Objective and Sub-Objectives
<ul style="list-style-type: none"> ▪ To sustain and extend tree cover, hedgerows, woodlands, and sustainable forestry. ▪ To conserve and enhance seascape character. ▪ To conserve settlement character. ▪ To conserve and enhance landscape features such as drystone walls, in-field trees, limekilns, ponds etc. ▪ To conserve views across, into and out of the AONB. ▪ To maintain open spaces. ▪ To maintain the mosaic of contrasting landscape character types. ▪ To encourage the appropriate re-use and improvement of brownfield sites.
13. To protect land and soil and ensure the sustainable use of natural resources.
<ul style="list-style-type: none"> ▪ To minimise the loss of greenfield sites, areas of open spaces and amenity, and productive agricultural land. ▪ To encourage development of brownfield land in sustainable locations. ▪ To ensure that the creation of contaminated land will be avoided. ▪ To ensure the quantity and quality of soil resources and function is safeguarded for the future.
14. To manage mineral resources sustainably, minimise waste and encourage recycling.
<ul style="list-style-type: none"> ▪ To minimise the extraction, transport and use of primary minerals and encourage the use of recycled material. ▪ To promote the use of recycled and secondary materials in construction. ▪ Minimise waste and encourage the sustainable use of natural resources by reusing existing buildings where appropriate. ▪ Ensure new developments are designed to integrate recycling opportunities and facilities i.e. by having appropriate storage areas for recycling receptacles and proximity to recycling sites
15. To create vibrant, active, inclusive and open-minded communities with a strong sense of local history.
<ul style="list-style-type: none"> ▪ To promote a sense of community identity, a sense of place and sense of local history. ▪ To encourage social inclusiveness and cohesion, and help continue valued local traditions. ▪ To improve and broaden access to, and understanding of local heritage, historic sites, areas and buildings. ▪ To provide better opportunities for people to access and understand local heritage and to participate in cultural and leisure activities.
16. To conserve and enhance the historic environment, heritage assets and their settings.
<ul style="list-style-type: none"> ▪ To protect and enhance the historic environment, including heritage assets and their setting ▪ To conserve and enhance historic landscape character and settlement character. ▪ To protect and enhance non designated assets and landscapes. ▪ To sensitively conserve areas of high archaeological and historic landscape importance including historic designated landscapes.
17. To increase the level of participation in democratic processes.
<ul style="list-style-type: none"> ▪ To encourage local people and community groups to become involved in decision making about important aspects of the AONB. ▪ To identify members of society, including hard-to-reach groups that may require help to participate fully in the decision-making process. ▪ To help communities to understand the decision-making process, their opportunity to influence decisions and how decisions may impact on them. ▪ To respect the needs of all communities and future generations.

The SA Scoping Consultation

3.2.22 The SA Scoping Report was consulted upon for a longer period than the statutory five-week minimum period in November and December 2015. Comments were received from Natural England, the Environment Agency, Historic England, the AONB Unit, and a private town planning firm. These comments can be found in Appendix C.

3.3 Stage B: Developing and Refining Options and Assessing Effects

Appraisal of Reasonable Alternatives

3.3.1 As identified in Box 3, the SEA Regulations require that the assessment process considers alternatives:

Box 3: Consideration of Alternatives

The SEA Regulations require that an SEA environmental report:
'...identify, describe and evaluate the likely significant effects on the environment of—(a) implementing the plan or programme; and (b) reasonable alternatives taking into account the objectives and the geographical scope of the plan or programme.' (Regulation 12-(2)); and provides *'an outline of the reasons for selecting the alternatives dealt with'* (Schedule 2-8).

3.3.2 Government guidance advises that only realistic and relevant alternatives should be considered and they should be sufficiently distinct to enable a meaningful comparison of their different environmental effects. This SA Report presents a summary of the findings of the Issues and Options that were previously assessed in 2015.

3.3.3 Section 4 of this report provides a summary of the assessment of the options proposed in the Issues and Options Discussion Paper. The assessment of options employed a matrix in which each of the options is appraised against the SA Framework and a score is applied using the nomenclature in Table 3-5. Where appropriate, recommendations were made.

Table 3-5 Summary of Options Appraisal Nomenclature

Impact	Description	Symbol
Major Positive Impact	The proposal contributes to the achievement of the SA Objective and is likely to deliver enhancements.	++
Positive Impact	The proposal contributes partially to the achievement of the SA Objective but not completely.	+
No Impact/ Neutral	There is no clear relationship between the proposal and/or the achievement of the SA Objective or the relationship is negligible.	0
Negative Impact	The proposal partially detracts from the achievement of some elements of the SA Objective.	-
Major Negative Impact	The proposal detracts from the achievement of all elements of the SA Objective.	--
Uncertain impact – more information required	It is not possible to determine the nature of the impact as there may be too many external factors that would influence the appraisal or the impact may depend heavily upon implementation at the local level.	?
Positive and Negative Impacts	The option has a combination of both positive and negative contributions to the achievement of the SA Objective.	+/-
Timescale	The effects could be realised in the short-term (next 5 years), medium term (5-10 years), long term (more than 10 years) or a mix of these.	S / M / L
Direct/indirect	The effect is a direct or indirect consequence of the proposal.	D / I
Reversibility	The effect is reversible or irreversible.	R / I
Certainty	There is high, medium or low certainty in the prediction.	H / M / L

Assessment of Proposed Allocations

3.3.4 The assessment of proposed allocations is based on spatial data wherever possible. The SA Framework was translated into a set of criteria for allocations assessment, which is presented in Appendix D. The scale used is as presented in Table 3-5 below.

Table 3-5 Key to the assessment of allocations and alternative sites

Symbol	Definition
Effects identified	
++	Major positive criterion met.
+	Minor positive criterion met.
O	Neutral / negligible criterion met.
-	Minor negative criterion met.
--	Major negative criterion met.
N/A	Not applicable - criterion not met.
Timing of effects	
ST	Short-term
MT	Medium-term
LT	Long-term
S-MT, S-LT, etc.	Short to Medium Term, Short to Long Term, etc.
N/A	Not Applicable
Uncertainty of assessment (i.e. that the effect would occur in accordance with the symbol)	
H	High uncertainty (i.e. effect may not occur at all)
M	Medium uncertainty (effect likely, but may vary in extent / level of significance)
L	Low uncertainty (effect is likely to occur as assessed)
N/A	Not Applicable

3.3.5 An initial assessment was then conducted across this range of criteria, resulting in a summary score for each SA topic / objective based on the following:

- the worst score would take precedence, so any major negative criterion met would score major negative for the entire SA objective, followed by minor negative;
- if no negative criteria were met, the most positive score would take precedence, so any major positive criterion met would score major positive for the entire SA objective, followed by minor positive; and
- in the absence of the above, an SA objective would score neutral / negligible.

3.3.6 Each SA objective was then reviewed for mitigation recommendations or other special notes about that allocation, and a residual effect score was assessed. In principle, a score would only be changed if mitigation could be recommended that would likely, or had highly promising potential to, make negative effects neutral or negligible, or would increase neutral or minor positive scores by generating greater net benefits. As such, if an SA objective had both negative and positive scores at the outset, neutralising a negative score would ‘bring out’ the positive criteria for that SA topic / objective. This precautionary approach helps to ensure that risks of negative impacts receive appropriate attention.

3.3.7 The potential for significant cumulative effects was then considered, and given a low scale of development and very few significant cumulative effects amongst sites, this was added as a qualitative commentary at the end of each site assessment.

3.3.8 Key points from the HRA (screening) relative to each site were also summarised.

3.3.9 The results of the assessment are presented in Chapter 5 and Appendix G.

Assessment of Policies

3.3.10 The assessment of DPD policies has been undertaken using an approach which recognises that:

- upon implementation no single DPD policy will have an effect on any SA Objective (see further explanation below) – the effects on the environment or communities / socio-economics result from the entire DPD, with all policies acting together⁸;
- similarly, mitigation for the adverse effects mainly brought on by a particular policy does not need to occur within that same policy – the SA needs to consider how other policies can be applied or amended to mitigate such effects;
- many policies only have the potential to significantly affect some or a few SA Objectives, and hence they should be filtered down for relevance to the assessment;
- the DPD policies, even if not spatially specific, have a clear spatial dimension vis-à-vis the proposed allocations and broad spatial strategy of the DPD; they will be applied to planning applications for sites which align with the DPD's proposed distribution of development; and
- the DPD policies must also be robust enough to deal with any windfall sites which may come forward during the plan period, addressing AONB-wide issues and constraints.

3.3.11 Regarding the first point above, one must consider firstly that the DPD's main purpose is to direct developers (via certain policies) towards making proposals which align with the Council's Vision for the AONB (including the level and distribution of development), and then to (via other policies) manage development by assessing those proposals against all of the DPD's policies (as well as other policies – see Section 5.1). Once approved, a proposal will be implemented / constructed and reflect the application of all of the DPD's policies (plus others). Not all of those policies will have influenced the degree to which a proposal achieves every SA Objective, but the results of those policies will all be reflected in the location, size / scale, layout, design, landscaping, ancillary development / infrastructure, etc. of that development.

3.3.12 Secondly, one must understand that although it is possible for an AONB DPD policy to be the major contributor to an effect or to present the potential for effects, effects themselves result from changes which actually happen “on the ground” and which are experienced or perceived. Therefore, again, those changes will only occur after *all* of the DPD policies are applied to a proposal and it has obtained planning permission. The key question for SA should therefore be: “do the DPD's policies, acting together, leave the potential for significant adverse effects and maximise the significant benefits, and if so, what are they?”

3.3.13 The assessment approach employed is therefore highly “risk-based”, considering the likelihood of significant adverse effects occurring despite the beneficial or mitigating aspects of proposed policies. In this way, it provides a more joined-up ‘test’ of the DPD policies to check that the risks of significant effects are addressed appropriately, and that policy-makers and planning officers have the necessary tools to adequately judge, guide and control development towards the aims of achieving sustainable development (the balance of achieving all SA Objectives).

3.3.14 Step 1 of the policy assessment has been to conduct an initial filtering exercise of every policy for potential relevance to each SA Objective. This is based on practitioner experience and professional judgement about the relationship between development in general and the matters covered by each SA Objective. Where a policy has been found not to have a significant relationship with an SA Objective, this is justified, and likewise, the potential positive, negative and mitigating roles of policies are explained. ‘Mitigating role’ refers to policies which may alone not have the potential for

⁸ It is recognised that there may be relatively rare cases in other English local plans where an SA objective is only affected by one policy of a given ‘DPD’ / document. However, typically there is a negative policy / mitigating policy relationship (e.g. *loss of habitat from development / requirement to replace habitat*), multiple / enhancing benefits (e.g. *creating housing to meet housing needs / tailoring the size and affordability of housing to meet housing needs*), or multiple / compound negative influences (e.g. *losing soils to housing / building transport measures to accommodate development and losing more soils*).

significant effects, but which have been formulated specifically to deal with the potential significant effects of other policies, or which otherwise do so incidentally.

- 3.3.15 The initial filter of policies is provided in Appendix F, and summarised in Section 5.3.
- 3.3.16 Step 2 involved an assessment which was then conducted of the draft policies acting in combination on each SA Objective, whilst considered the results of the assessment of proposed allocations (Section 5.2 and Appendix G). The assessment first considered any initial effects of the policies without mitigating and enhancing policy already in place. The assessment then considered all mitigating (i.e. counteracting any potential adverse effects) and enhancing (i.e. making beneficial effects more beneficial) policy already in place in order to identify the potential effects of policies as they are without SA recommendations and scored the effects of the entire DPD over the short to medium term, and also the long term. The SA has then considered further recommendations both at policy level, and when planning major sites or determining future planning permissions at those sites.
- 3.3.17 When determining the significance of the effect of a policy, the probability, duration, frequency and reversibility of the effects have been considered. This includes cumulative, secondary and synergistic effects. The magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected) have also been considered. The value and vulnerability of certain areas and populations have also influenced the assessment, considering in particular where thresholds or standards may be exceeded.
- 3.3.18 Cumulative effects have been considered within each SA Objective assessment – these arise from two or more impacts occurring simultaneously, whereby an impact that may not have a significant effect on its own may combine with another to produce a cumulative effect that is significant. There are two main types of cumulative effect:
 - intra-plan effects which could result from policies or proposals in the DPD working in combination to change the severity of an effect; and
 - inter-plan effects, where effects of other strategies, plans or programmes acting in combination with AONB DPD.
- 3.3.19 Also, secondary effects are those that are not a direct result of the plan, but occur away from the original effect or as a result of a complex pathway. Synergistic effects are those where effects interact to produce a total effect greater than the sum of the individual effects.
- 3.3.20 The nature, impact and potential significance of the potential effects has been assessed using a standard scoring approach based on the approach used for the original Core Strategy SA. This is presented in Table 3-6 below.

Table 3-6 Scoring approach for the policy assessment

Impact	Description	Symbol
Major Positive Impact	The policy/site contributes to the achievement of the SA Objective and is likely to deliver enhancements.	+++
Positive Impact	The policy/site contributes partially to the achievement of the SA Objective but not completely.	+
No Impact/ Neutral	There is no clear relationship between the policy/site and/or the achievement of the SA Objective or the relationship is negligible.	0
Negative Impact	The policy/site partially detracts from the achievement of some elements of the SA Objective.	-
Major Negative Impact	The policy/site detracts from the achievement of all elements of the SA Objective.	--
Uncertain impact – more information required	It is not possible to determine the nature of the impact as there may be too many external factors that would influence the appraisal or the impact may depend heavily upon implementation at the local level.	?
Positive and Negative Impacts	The policy/site has a combination of both positive and negative contributions to the achievement of the SA Objective.	+/-

- 3.3.21 Step 3 of the assessment of draft policies was then to recommend any mitigation or enhancement measures to improve the environmental or socio-economic performance of the DPD. There were many SA topics where the policies are already robust enough to fully deal with all of the risks of significant adverse effects, and also to maximise benefits, and so no recommendations were made. However, where recommendations for policy were made, the policies were then assessed for the potential residual effects with the recommendations in place.

3.4 Technical Limitations and Uncertainties

- 3.4.1 The SA is out of necessity conducted at a high level, using baseline information at an appropriate level of detail, including geographically. The potential for effects predicted is always subject to a changing baseline, which can be influenced by many factors outside of planning, and outside of those captured by the SA research conducted. These uncertainties are normally dealt with by taking a 'worst case', unless there is a documented and justifiable reason to expect a better baseline. With such exceptions, the SA does (or should, subject to any consultation responses) identify relevant areas of future baseline research and monitoring required.
- 3.4.2 As a result of the above, in terms of temporal effects and considering potential timescales, there is a limit to the accuracy of predicted effects into the long term. Also, should the DPD continue to guide development which is constructed in the long term (e.g. beyond 10 years from now), it must be considered that there are likely to be changes in policy, economics, technology, etc. in that time period, and the SA won't have taken these into account. However, the long-term assessment is of course still valid and useful, as the SA uses the best available information at the current time to make its predictions, and any development (e.g. new housing) that takes place within the short to medium term under these policies will presumably last for at least several decades (and most likely much longer).
- 3.4.3 Site-level baseline used in this assessment is also highly changeable – for example, any given community facility can close down or move within a period of months, and thus an assessment which considers a site to have good access to this facility pre-development, may not do so by the time construction begins, even if this is only within a few years. These circumstances are impossible to predict, and are an inherent part of the SA and indeed planning process. The planning system is generally robust enough to deal with such changes by re-assessing the needs of sites / communities at the time applications are made.
- 3.4.4 During the assessment of the DPD, there has sometimes been uncertainty when predicting the potential effects. Where this has occurred, the uncertainty is identified within the appraisal matrices and as with all potential adverse effects identified, this is accompanied by recommendations to mitigate such effects where possible.
- 3.4.5 The DPD will essentially act to direct / guide and shape / manage the future development of the AONB. There is therefore reliance upon future decision-makers, in particular planning officers, as well as on-going planning enforcement to ensure sustainable development is achieved.

4 SA of Issues and Options (2015)

4.1 SA of Spatial Distribution Options

4.1.1 In 2015 an Issues and Options Consultation Discussion Paper was consulted upon. This presented a number of options for the spatial distribution of new development. These are summarised below:

- a. Development sites allocated in primary settlements only + highly restrictive policies for everywhere else limiting any development outside these to exceptional cases only (accompanied by exceptions criteria).
- b. Development sites allocated in primary settlements only + policies to judge each application on its merits for everywhere else but with an assumption that a moderate proportion of new development will be delivered outside of the primary settlements.
- c. Development sites allocated in 4 largest settlements (primary settlements plus Beetham) only + highly restrictive policies for everywhere else limiting any development outside these to exceptional cases only (accompanied by exceptions criteria).
- d. Development sites allocated in 4 largest settlements (primary settlements plus Beetham) only + policies to judge each application on its merits for everywhere else but with an assumption that a moderate proportion of new development will be delivered outside of these settlements.
- e. Most allocated sites in primary settlements plus some in secondary settlements and highly restrictive policies limiting development to exceptional cases/policies to judge each case on its merits elsewhere.
- f. Most development in 4 largest settlements, some in smaller villages, some in hamlets or open countryside.

4.1.2 Table 4-1 provides an appraisal of these six options against the SA Framework Objectives. It must be borne in mind that this appraisal represents a stage in the SA process, and has not been amended. However, comments from consultation lead to the following considerations:

- SA Objectives 6 and 7: the largest overall industry in the AONB is tourism, and many people commute out of the AONB for work. Given the importance of the landscape to tourism and the high proportion of out-commuters in the AONB, the economy could be harmed by policy which promotes development outside of the largest settlements, except in exceptional circumstances. Options A, C and E are most protective of the countryside in this respect, and so could be scored as most positive (for reasons above), whereas Options B, D and F could be assessed as both positive and negative for their potential impacts on the countryside, in support of the out-commuting pattern (which is beneficial, as it also draws investment back into the AONB, but not as sensitive as the local tourism industry);
- SA Objective 8: development needs are very limited in rural areas, and so major benefits are unlikely for Options D and E; and
- SA recommendations: given the above, the SA should recommend highly restricted provision in more remote rural areas (rather than “some limited provision”), whereby significant economic benefits are only likely in service centres. Development needs in smaller settlements and more rural areas can be accommodated through individual planning applications and by passing exceptions tests.

Table 4-1 Summary of Strategic Options Appraisal Scores

Option / Score						
SA Objective	(A)	(B)	(C)	(D)	(E)	(F)
1.Housing	- S/M/L D I M	+ S/M/L D I L	- S/M/L D I M	+S/M/L D I L	++ S/M/L D I M	++ S/M/L D I H
2.Health	+ M/L D R M	+ M/L D R L	+ M/L D R M	+ M/L D R L	+ M/L D R L	+ M/L D R L

Option / Score						
SA Objective	(A)	(B)	(C)	(D)	(E)	(F)
3.Education	++ M/L D R H	+ M/L D R L	++ M/L D R M	+ M/L D R L	+/- M/L D R M	+/- M/L D R L
4.Service access	++ S/M/L D R H	+ S/M/L D R L	++ S/M/L D R M	+ S/M/L D R L	+/- S/M/L D R L	+/- S/M/L D I L
5.Community	+ L I R L	+ L I R L	+ L I R L	+ L I R L	+ L I R L	+ L I R L
6.Participation	0 S/M/L I R L	0 S/M/L I R L	0 S/M/L I R L	0 S/M/L I R L	+ S/M/L I R L	+ S/M/L I R L
7.Economy	+/- M/L I R L	+/- M/L I R L	+/- M/L I R L	+/- M/L I R L	+ M/L I R M	++ M/L I R M
8.Jobs	+ S/M/L I R L	+ S/M/L I R L	+ S/M/L I R M	++ S/M/L I R M	++ S/M/L I R L	+ S/M/L I R L
9.Economic inclusion	+ S/M/L D R M	+ S/M/L D R M	+ S/M/L D R M	++ S/M/L D R M	++ S/M/L D R M	+ S/M/L I R L
10.Air quality	0 S/M/L I I L	0 S/M/L I I L	0 S/M/L I I L	0 S/M/L I I L	- M/L I I L	- M/L I I L
11.Climate change	+ L I I M	0 L I I M	+ L I I M	0 /L I I M	- L I I L	- L I I L
12.Water	+ S/M/L D I M	+ S/M/L D I M	+ S/M/L D I M	+ S/M/L D I M	+/- S/M/L D I L	- S/M/L D I L
13.Bio/geo - diversity	0 S/M/L I I M	0 S/M/L I I L	0 S/M/L I I M	0 S/M/L I I L	- S/M/L I I L	- S/M/L I I L
14.Landscape	0 S/M/L I I M	- S/M/L I I L	0 S/M/L I I M	- S/M/L I I L	- S/M/L I I L	-- S/M/L I I L
15.Soil / resources	++ S/M/L D I H	+ S/M/L D I M	++ S/M/L D I H	+ S/M/L D I M	- S/M/L D I L	-- S/M/L D I L
16.Minerals / Waste	+ S/M/L I R M	? S/M/L I R L	+ S/M/L I R M	? S/M/L I R L	? S/M/L I R L	? S/M/L I R L
17.Heritage	?	?	?	?	?	?

Commentary on Social Effects of Options

- 4.1.3 Options A and C both restrict housing outside of the largest centres. This will create a barrier to being able to achieve the SA objective which is to provide housing to meet all needs in all areas. Allocations judged by policies elsewhere such as in B and D could improve wider housing provision (depending on the policy), while E and F provide the greatest breadth of provision for housing allocation – in particular F. E and F would lead to a greater fulfilment of the local affordable housing needs in most remote areas. Option F therefore performs strongest against the housing objective.
- 4.1.4 All options promote most development in the Primary settlements which also contain the best access to healthcare and primary schools, although healthcare services are only located in Arnside and Silverdale. Exceptions criteria such as in A, C and E will ensure a greater proportion of housing allocations fall within the already established settlements providing the greatest access to these services. Health and wellbeing is also a function of, e.g. access to community facilities and open space for exercise and recreation. There are greater numbers of community facilities in the four largest settlements. Allocations in more primary and secondary settlements will achieve development of strong cohesive communities. Whilst allocations within rural countryside and hamlets will help retain strong local community participation and build stronger values within small communities. Options E and F will mean allocations for housing located in smaller settlements and some in the

countryside. This may ensure better access to greenspace, countryside for pursuing leisure activities but are located further from healthcare, schools and community facilities so from this perspective, allocations should be more limited.

- 4.1.5 Sustainable access to services and facilities will be more likely in Primary settlements and so allocating in just these areas (options A and C) will ensure that people will have the greatest access to services and public transport. This is partially true for those options which include Secondary settlements although some of these (Carr Bank, Slackhead and Hale) have fewer existing facilities than others. The opposite is true for the options that include more development in the smallest settlements (E and F) unless such development is able to generate a greater demand to allow such services to be developed. However, although this is negative, options E and F do ensure that the SA sub objective to promote and facilitate access to, and opportunities to enjoy, the countryside, historic environment and green open space is achieved. The SA objective which sets out the promotion of the use of sustainable modes of transport and reducing the dependence on the car will most notably not be achievable in more rural areas where development may be allocated in options E and F. This is due to poor public transport service links and a greater distance to travel to reach certain amenities not provided within the community.
- 4.1.6 Allocations in all settlements have potential to benefit community cohesion by increasing the vitality and population in those settlements. This may be of greatest benefit to the smallest settlements where the difference would be more noticeable than in the Primary settlements which are arguably more resilient. This assessment is uncertain because there may be other external factors which play a part in the creation and development of community spirit although those settlements that have more community facilities are likely to benefit from those facilities as community focal points to build around – this is less the case in the smallest settlements.
- 4.1.7 It is not clear what relationship Options A, B, C and D will have with community participation. They will not detract from SA objectives but it is uncertain if they contribute to the achievement of SA objectives. Options E and F will help achieve the SA objective of encouraging local people and community groups to become involved in decision making about aspects of the AONB. This is because by helping create larger vibrant communities away from primary settlements there will be more chances to engage people living rurally to become actively involved.

Potential Mitigation Considerations

- 4.1.8 The above analysis suggests that the greatest social benefits would arise from a balanced approach that sees most development in Primary settlements and Beetham with more limited development in those Secondary settlements with the most services and only limited (but important) development in the smaller villages/hamlets to help improve vitality, participation and housing needs in those areas.

Commentary on Economic Effects of Options

- 4.1.9 Within the AONB there are approximately 2,800 economically active people and the largest employer based in the AONB is the Billerud Paper Mill in Beetham. Promoting most development in the largest settlements, including Beetham would have the greatest overall benefit to economic growth as these settlements have the strongest service offering, infrastructure, transport links and existing businesses. All options include development in the Primary settlements to capitalise on this and can help encourage inward investment. However, SA Objective 7 also seeks to promote a diverse economy including in rural areas and sustainable tourism. Options A-D offer little in this respect so have been scored as both positive (for reasons above) and negative for their lack of rural offering. Options E and F still include a main focus in Primary settlements but also in Secondary and in the case of F, in smaller rural hamlets and the open countryside. It is assumed that other policies would prevent development in these areas being inappropriate with regards to the special qualities of the AONB.
- 4.1.10 All options which propose new allocations in the Primary settlements are likely to improve access to jobs in those areas as these are the main centres of employment (notably Beetham). Income and employment deprivation is relatively low in the AONB although Silverdale exhibits the highest levels within this area. Focussing development in Silverdale as one of the Primary settlements may be

beneficial. Consequently, all options are seen as positive against the employment and economic inclusion objectives. Options E and F also provide for the best opportunities to encourage jobs in rural areas, perhaps in agriculture or sustainable tourism. Consequently, these options have also scored strongly together with the options that specifically reference Beetham. It is assumed that those options which include moderate development outside the main settlements, in accordance with policy, would enable some job growth in more rural areas so long as it is sustainable.

- 4.1.11 It should, however, be noted that sustainable transport and communications links are poorer in the smaller settlements, and so job growth in these areas is likely to be very localised only. Other limitations to existing infrastructure may also exist. Job scarcity may also be an issue in the much smaller allocations within hamlets, and so this may mean that there are insufficient job opportunities available for any new residents.

Potential Mitigation Considerations

- 4.1.12 It is recommended that a balanced approach of allocations in Primary settlements, Beetham and the larger Secondary settlements is chosen. Some limited provision in more remote rural areas may provide local economic benefits also, whether this be achieved through policy or specific allocations. This will allow the economy will experience the most positive effects both centrally in areas of growth and areas with economic centres well established, whilst also ensuring smaller settlements are provided for in terms of economic growth and the workforce needed to support local and diverse business in all areas of the AONB.

Commentary on Environmental Effects of Options

- 4.1.13 There are no air quality management areas within the AONB as air quality is not currently a significant issue within the AONB. The small development allocations, whether in Primary settlements only (options A and C) or across Primary and Secondary settlements (options B, D, E and F), are unlikely to cause any major issues for air quality within the AONB, particularly as traffic will not rise substantially. However, it is worth noting that allocating in Primary settlements only would allow more use to be made of sustainable transport methods and thus protect air quality within settlements and across the wider AONB. In contrast, those options that result in a greater spread of development (notably Option F and to a lesser degree E) are likely to result in greater car dependence and emissions across the AONB. This includes both emissions relating to air quality and greenhouse gas emissions, although again the level of effect is considered very low. Effects from potential air pollution on European sites from any development allocations must be considered as part of the parallel HRA process. Although new housing is likely to have a more energy efficient design it is not clear whether any option would have a greater benefit in these terms. The assessment of SA Object 11 is therefore primarily based around the issue of car dependence.
- 4.1.14 Options for allocations located only in Primary settlements and Beetham (options A, B, C and D) presents the best opportunity for housing to contribute towards, and successfully achieve, upgraded sewerage infrastructure provision, or to align with recent or planned upgrades. However, option E and F for housing allocation will allow for more housing allocation in Secondary settlements and therefore will likely be reliant on the existing approach of using septic tanks. This is important as it has been identified through desk studies that opportunities should be sought to tackle the main contributory factors to poor water quality. This is caused by agricultural runoff and the use of septic tanks which are used for example in Silverdale. At this scale, it is not possible to accurately predict the relative effects on flood risk although it is clear that more remote developments in the open countryside are most likely to be on greenfield land and would require specific sustainable drainage measures to avoid an increase in surface water run-off. Also, coastal settlements such as Arnside and Storth/Sandside are at greatest risk from coastal flooding – this would affect all options although for this options assessment, there was uncertainty regarding the exact locations for development. It was assumed that development would not be allocated in areas of flood risk, so negative scores were not applied in this respect although it is an important issue to be aware of.
- 4.1.15 The AONB has a valuable natural environment including a large number of protected species and areas designated both at local and international level (four Natura 200 sites and two Ramsar designations are within the AONB). Policy would dictate that no new development would be allowed

to adversely affect these designated areas. However, it is considered that the options that promote development within the existing largest settlements only (A and C) would have the lowest potential to affect bio/geodiversity and green infrastructure connectivity. Allocations in Primary settlements predominantly will allow housing to not encroach too far out towards the rural environment and ensure ecological networks such as river corridors, coastline habitats, uplands, woodlands and scrub enable free passage of specific habitat dependant species. Therefore, these options (A, B, C and D) focussing development in Primary settlements and some in Beetham will have a neutral effect on Bio/Geodiversity (at this scale of assessment). Whilst it is not possible to say there would be benefits, the negative effects would also be much smaller. The options that allow a greater spread of development, including those in the more remote countryside areas have a higher potential to affect this. Consequently, allocations that allow for development to occur in more secondary settlements (E and F) and in particular the rural areas of the AONB in option F, do not achieve all SA objectives as the development could cause negative impacts on biological receptors and reduce or encroach onto habitat. *Allocations within the AONB should aim to not sever important links between these areas of biodiversity. This would reduce the likelihood of negative effects.*

- 4.1.16 Options for development within four main settlements (A and C) only would reduce the amount of landscape change and light spill/tranquillity effects across the remainder of the AONB. Views into and across the AONB will be less likely to be effected as these settlements have the greatest ability to accept change and these options may have the greatest opportunity for re-use and improvement of brownfield sites. Options B and D, although focussing allocations within Primary settlements, also include moderate development outside of the Primary settlements. However, at this options assessment stage it was assumed that the policy against which these would be judged would be strict and would not allow significant landscape effects, although cumulative effects may be possible.
- 4.1.17 For soils and natural resources, housing allocations will need to focus on redevelopment of previous developed sites / brownfield sites to meet SA objectives and to ensure resources are safeguarded against development. Options A and C provide the greatest potential to achieve this by ensuring that housing development prioritises brownfield land in sustainable locations and also reduces the loss of greenfield sites, areas of open space and amenity and productive agricultural land which are more likely to be affected in countryside areas. Option F which does not limit development rurally this scores low in regards to sustainability whilst also having greater uncertainty.
- 4.1.18 For options A and C, the designation of housing in the four main settlements only has the greatest potential to re-use existing buildings. Within these primary settlements there may also be facilities to recycle and they would require less in terms of new infrastructure connections and provision thereby reducing materials and energy use. The converse would be true for the options which promote more development in more isolated areas.
- 4.1.19 The AONB has a strong agricultural and industrial heritage with features remnant of these eras creating 'time-depth' within the landscape. There is a higher density of historical assets located in the Primary settlements, but there are also a very many heritage assets in and around the smaller settlements and in the open countryside, including field patterns and boundaries which are located in areas with historic agricultural practices. However, in many cases it is possible to develop new housing without adversely affecting heritage assets so long as it is developed sensitively and does not directly or indirectly (such as via setting) damage the assets. In some cases, development may be able to provide enhancements. Therefore, at this scale the assessments against heritage are considered to be uncertain. Nevertheless, options E and F which promote a wider spread of development may have potential to result in greater cumulative effects than those focussed in fewer centres.

Potential Mitigation Considerations

- 4.1.20 Recommendations are that development should be focussed within Primary settlements where possible in order to decrease the pressures on the natural environment and its resources and notably cumulative effects. The options that promote more spread out development and more in remote countryside areas are expected to have the greatest adverse effects in general. It was recommended that further policies will be needed at a more local level to help achieve sustainability

in resource management; however, the assessment of draft policies in Chapter 5 considers this issue and whether the combination of local plan policies is suitably robust.

4.2 SA of Policy Area Options

4.2.1 Section 5 of the Issues and Options Consultation Discussion Paper presented a series of questions for consultation regarding policy areas – see below:

- Q6 Should the AONB DPD identify the proportion of affordable housing to be developed in the AONB?
- Q7 Should the AONB DPD restrict new housing development to local people and/or those who are going to use the property for their sole or main occupancy?
- Q8 How should the AONB DPD promote the development of certain housing types within the AONB to meet particular housing needs?
- Q9 How should the AONB DPD plan for housing development on rural estates, in isolated locations or specifically for agricultural and forestry workers?
- Q10 Should the AONB DPD prioritise and/or set a locally appropriate target for the use of brownfield land?
- Q11 Should the AONB DPD seek to guide the density of new development?
- Q12 Should the AONB DPD identify allocations of land for community infrastructure?
- Q13. Are there any particular locations, buildings or types of development that should be incorporated into the AONB DPD for employment uses?
- Q14 How should policies deal with energy-related developments?
- Q15 What policies should the AONB DPD contain to manage the impact of new development on highways and other services?
- Q16 Do you consider that there is a need for any additional parking facilities in the AONB's settlements?
- Q17 What policy stance should the AONB DPD take towards proposals for new or expanded caravan sites within the AONB?
- Q18. Have the right elements for assessing the designation of private open spaces as Important Open Space been identified?
- Q19. Of the existing designated open spaces shown on the accompanying maps, are there any you feel need not be designated as Important Open Space or any that could be suitable for other uses? What uses?
- Q20. Aside from those spaces marked on the accompanying maps, are there any other parcels of land that you feel should be given Important Open Space designation? Why?
- Q21 How should the AONB DPD provide for the assessment of development proposals that may impact on landscape, seascape, coastal features or settlement identity and separation?
- Q22 How should the AONB DPD protect or enhance the biodiversity and geodiversity of the AONB?
- Q23 What are the implications for development in places without mains drainage or mains sewerage systems?
- Q24 How should the AONB DPD manage the protection and enhancement of the historic environment?
- Q25 How should the AONB DPD manage the significance and protection of design features, and the standards of design required for new development in the area?
- Q29 Should the AONB DPD identify development boundaries? For which settlements?
- Q30 Should the AONB DPD phase development during the 15 year time horizon of the plan? What phasing approach is appropriate?

4.2.2 Many of these can be re-worded in the form of options and are therefore considered to be reasonable strategic alternatives as with the six spatial options.

4.2.3 The matrices in Appendix E provide the assessment of these options against the SA Framework Objectives.

4.2.4 It should be noted that it was not considered that questions 13, 18, 19 and 20 could be appraised in this manner as these formed more general, open ended questions. Further explanation on the reasons for this specific to each question is detailed below.

Questions Not Appraised

4.2.5 Q13. Are there any particular locations, buildings or types of development that should be incorporated into the AONB DPD for employment uses?

4.2.6 This question is quite broad and focuses on a number of variables for policy proposals. Once more specific feedback is offered on types of options for fulfilling development for employment uses, then an SA of the options can be undertaken.

- Q18. Have the right elements for assessing the designation of private open spaces as Important Open Space been identified?

4.2.7 This question focuses more on feedback on the elements in which it has been decided that private open space should be designated as important open space.

- Q19. Of the existing designated open spaces shown on the accompanying maps, are there any you feel need not be designated as Important Open Space or any that could be suitable for other uses? What uses?

4.2.8 This question focuses on obtaining feedback on whether the designated Important Open Spaces which have been chosen are suitable, and if not, what alternative use they could be better suited for. In the future it may be worthwhile assessing any alternative uses once they are more clearly defined.

- Q20. Aside from those spaces marked on the accompanying maps, are there any other parcels of land that you feel should be given Important Open Space designation? Why?

4.2.9 This is also an open question. If reasonable alternative areas are identified in the future, these may need to be subject to SA.

5 SA of the Draft AONB DPD

5.1 Introduction

- 5.1.1 As described in Section 2.4, the DPD includes 11 allocations and 12 development management policies. However, also as described in Chapter 2, the AONB DPD will help set out the specific development needs and policies for the AONB area while working in tandem with other development policies set out by the UK Government and within the overlapping South Lakeland District and Lancaster City district. The current key documents are:
- The National Planning Policy Framework (NPPF);
 - South Lakeland Local Plan - Core Strategy (2010);
 - Saved Policies of the South Lakeland Local Plan (1997);
 - Lancaster District Core Strategy (2008);
 - Lancaster District Development Management Policies (2014); and
 - Saved policies of the Lancaster District Local Plan (2004).
- 5.1.2 The AONB DPD helps to implement the AONB Management Plan – see Sections 2.2 and 2.3.
- 5.1.3 Also, note that South Lakeland’s Development Management Policies DPD is being prepared simultaneously with the AONB DPD, and it will replace the ‘Saved Policies’ listed above. It is likely it will be adopted at around the same time as the AONB DPD.
- 5.1.4 The above policy documents will be applied equally and alongside the DPD when determining planning applications within the AONB, and therefore are incorporated into the assessment where appropriate. For example, where development supported or encouraged by the AONB DPD presents risks of adverse effects (e.g. to carbon emissions), the relevant mitigating policies of the South Lakeland and Lancaster City local plans would apply (e.g. policies on sustainable design / energy efficiency and any policy to do with sustainable energy within new development).
- 5.1.5 It is important, therefore, to emphasise that the AONB DPD will not have impacts or effects on its own, but only in combination with the above other plans as they apply within the AONB boundary.
- 5.1.6 The assessment of proposed allocations, alternative sites and draft policies has followed the methods described in Section 3.1. The results of the SA are discussed in this chapter.

5.2 Assessment of Site Allocations

- 5.2.1 This section provides a summary of the assessment of the proposed site allocations. The detailed site assessments can be found in Appendix G.
- 5.2.2 The assessment of proposed site allocations has been conducted in accordance with the methodology described in Section 3.2, using the criteria set out in Appendix D. The proposed allocations are shown in Table 5-1 below.

Table 5-1 Proposed AONB DPD Allocations

Site Ref.	Parish	Name	Size (ha)	Proposed Use
A6	Arnsdale	Land Behind Queen’s Drive	0.1	Residential - 8 dwellings estimated
A8/A9 (part)	Arnsdale	Land on Hollins Lane	0.12	Residential - 8 dwellings estimated
A11	Arnsdale	Land on Briery Bank	0.29	Residential - 14 dwellings estimated
B108	Beetham	Land at Church Street	0.2	Residential - 6 dwellings estimated
B112	Beetham	Land at Stanley Street	0.1	Residential - 4 dwellings estimated
S56 (part)	Silverdale	Land at Whinney Fold	0.3	Residential - 6 dwellings estimated
W88 (part)	Warton	Land North West of Sand Lane	0.4	Residential - 12 dwellings estimated
W130 (part)	Warton	Land North of 17 Market Street	0.53	Residential - 16 dwellings estimated

Site Ref.	Parish	Name	Size (ha)	Proposed Use
A25 / A26 / A27	Arnside	Station Yard	1.03	Car parking, employment, community/visitor facilities and rail access. Possible residential or live-work
B35 / B38 / B81 / B125	Beetham	Land at Sandside Road and Quarry Lane	2.95	Employment, Residential, community facilities and access
S70	Silverdale	Silverdale Railway Goods Yard	0.36	Employment and car parking

Housing, Health, Education, Access and Economic SA Objectives

- 5.2.3 The proposed allocations are likely to contribute positively to these SA Objectives. The provision of over 70 new dwellings provides the opportunity to meet local housing needs, and to provide housing of high quality. The sites are all very accessible to community services and facilities which support good health and well-being, and to sustainable transport opportunities. The residential sites are all in close proximity to schools.
- 5.2.4 The sites all support economic inclusion through proximity of housing to local employment opportunities (i.e. existing settlements), or by siting employment sites so as to have good access from residential areas. The employment sites make a positive contribution to the local economy and the supply of job opportunities for residents.
- 5.2.5 Site assessment recommendations: policy seeks to ensure that housing meets local needs; this should be informed by the 2014 AONB Housing Needs Survey, and over the plan period, this may need to be informed by up-to-date assessments of housing need.

Air Quality, Climate Change / Energy, Water

- 5.2.6 None of the sites are likely to affect air quality significantly. All of the sites have the potential to increase CO₂ emissions via construction and operation over the lifetime of the developments, but this can be partly mitigated through policy through sustainable / zero carbon design, promoting and improving sustainable transport opportunities, and habitat creation / 'naturalisation' of the built environment (e.g. green roofs, green walls).
- 5.2.7 Sites A25 / A26 / A27 Station Yard, B35 / B38 / B81 / B125 Land at Sandside Road and Quarry Lane, and S70 Silverdale Railway Goods Yard are adjacent to a water body, but with mitigation in the form of protection of the water body from physical modification or pollution risk through policy, there should be no significant residual effects. Sites A25 / A26 / A27 and B35 / B38 / B81 / B125 are also within a flood risk zone, and policy must ensure appropriate sequential testing and drainage mitigation.
- 5.2.8 Site assessment recommendations: None – application of flood risk management policy is expected to ensure adequate resilience against flooding, and prevent the worsening of fluvial or surface water flood risk.

Bio- / Geo-diversity, Land / Sea-scape and Character and Minerals and Waste

- 5.2.9 Some of the sites are within 500 m of designated nature conservation sites, but with appropriate mitigation, significant effects on these sites are unlikely. Sites A25 / A26 / A27 and B35 / B38 / B81 / B125 are adjacent to an SAC and Ramsar site, and while the sensitivity is greater, the scale of development is such that there are unlikely to be significant effects, including cumulatively with other development (see also the HRA Screening Report). Site W130 is also adjacent to designated sites – an LNR and a SSSI, but again, the scale of development is such that there are unlikely to be significant effects, including cumulatively with other development (again, see also the HRA Screening Report).
- 5.2.10 Most of the sites are expected to have either a beneficial or neutral effect on landscape and seascape character. However, a few (A9, S56, W88, B108 and B112) could have a slight adverse effect without mitigation; there are specific recommendations for each site except S56 in order to ensure a neutral / negligible effect on landscape or seascape, though Site S56 is likely to have a slight adverse residual effect on visual amenity.

- 5.2.11 All of the sites are expected to have a slight adverse effects on the use of raw materials (minerals) for construction and the production of waste during both construction and operation. However, with mitigation to maximise the use of recycling and reuse, the effect is considered likely to be negligible.
- 5.2.12 Site assessment recommendations: Site-level assessments should determine appropriate pollution prevention measures in accordance with local planning policy.
- 5.2.13 See also site-specific landscape / seascape recommendations in Appendix G.
- 5.2.14 Encourage use of recycled and secondary materials in construction and ensure new developments include recycling opportunities in line with district-wide policies.

Community and Heritage

- 5.2.15 The sites will not affect the achievement of the Community SA Objective significantly, either positively or negatively.
- 5.2.16 Sites A25 / A26 / A27, W88, B108 and B112 are in proximity to Listed Buildings, and Sites S56 and W130 contain Grade II Listed Buildings. Sites B108, B112 and W130 are also near to a Conservation Area. With mitigation, none of these allocations are expected to have a significant effect on Heritage.
- 5.2.17 Site assessment recommendations: Historic environment policy has been proposed. It will be important
- 5.2.18 to ensure that proposals do not affect the setting of historic assets.

5.3 Summary of the Initial Filter of Policies

5.3.1 In accordance with the assessment methodology reported in Section 3.1, the policies where assessed initially for potential relevance to each SA Objective. The full assessment and reasons for ‘screening’ some policies out from assessment against certain SA Objectives can be found in Appendix F. A summary is provided in Table 5-2 below.

Table 5-2 Summary of the initial filter of policies

KEY	
Y	Potential for significant positive or negative effects – requires assessment
0	Potential for effects recognised, but unlikely to be significant
0	No potential for effects, significant or otherwise

SA Objective (Short Title)	Policy Ref.:	AS01	AS02	AS03	AS04	AS05	AS06	AS07	AS08	AS09	AS10	AS11	AS12	AS13	AS14	AS15
		Development Strategy	Landscape	General requirements	Housing Provision	Natural Environment	Public Open Space and Recreation	Key Settlement Landscapes	Historic Environment	Design	Economic Development and Community Facilities	Infrastructure for New Development	Camping, Caravan and Visitor Accommodation	Water quality, sewerage and sustainable drainage	Energy and Communications	Advertising and Signage
1. Housing		Y	0	0	Y	0	0	0	0	0	0	Y	0	0	0	0
2. Health		Y	Y	Y	Y	Y	Y	Y	0	0	Y	0	0	Y	0	0
3. Education		Y	0	0	0	Y	0	0	Y	0	Y	Y	0	0	0	0
4. Sustainable Access		Y	0	Y	0	Y	Y	0	0	0	Y	Y	0	0	0	0
5. Local Economy		Y	0	0	Y	0	0	0	0	0	Y	Y	Y	0	Y	0

SA Objective (Short Title)	Policy Ref.:	AS01	AS02	AS03	AS04	AS05	AS06	AS07	AS08	AS09	AS10	AS11	AS12	AS13	AS14	AS15
	Policy Title:	Development Strategy	Landscape	General requirements	Housing Provision	Natural Environment	Public Open Space and Recreation	Key Settlement Landscapes	Historic Environment	Design	Economic Development and Community Facilities	Infrastructure for New Development	Camping, Caravan and Visitor Accommodation	Water quality, sewerage and sustainable drainage	Energy and Communications	Advertising and Signage
6. Retention and Creation of jobs		Y	0	0	Y	0	0	0	0	0	Y	Y	Y	Y	Y	0
7. Economic Inclusion and Job Access		Y	0	Y	Y	0	0	0	0	0	Y	Y	Y	Y	Y	0
8. Air Quality		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9. Climate Change and Energy Efficiency		Y	0	0	Y	0	0	0	0	0	Y	Y	Y	Y	Y	0
10. Water Quality		Y	0	0	Y	Y	0	0	0	0	Y	Y	Y	Y	Y	0
11. Biodiversity and Geodiversity		Y	Y	Y	Y	Y	Y	Y	0	0	Y	Y	Y	Y	0	0
12. Landscape, Seascape and Settlement Character and Quality		Y	Y	Y	Y	Y	0	0	Y	Y	Y	Y	Y	0	0	0
13. Land and Soil		Y	0	0	Y	Y	Y	0	0	0	Y	Y	Y	0	0	0
14. Mineral Resources		Y	0	0	Y	Y	Y	0	0	0	Y	Y	Y	Y	Y	0
15. Heritage and the Community		Y	0	0	Y	Y	Y	0	Y	Y	Y	Y	Y	0	0	0
16. Historic Environment and Heritage Assets		Y	0	Y	Y	Y	Y	0	Y	Y	Y	Y	Y	0	0	0
17. Democratic Processes		Y	0	0	Y	0	Y	0	0	0	Y	Y	Y	0	0	0

5.4 Assessment of Policies

SA of DPD Policies: Housing

5.4.1 As established and agreed at the SA scoping stage, the SA Objective for this topic is:

1. To ensure there is housing to meet local needs in a manner sensitive to the AONB.

5.4.2 This is to be met via achieving the following sub-objectives:

- To ensure there is enough housing available to meet needs in all areas.
- To increase the availability of affordable housing.
- To ensure housing is decent.

5.4.3 Table 5-3 below summarises the assessment of the AONB DPD on the SA Objective for Housing, with the assessment described thereafter.

Table 5-3: Summary of the Biodiversity Assessment

Aspects of DPD that positively contribute to this objective	Aspects of DPD that could detract from this objective	Aspects of the DPD that could mitigate those negative aspects
Policy AS01 Development Strategy (aspects promoting development)	None	N/A

Aspects of DPD that positively contribute to this objective	Aspects of DPD that could detract from this objective	Aspects of the DPD that could mitigate those negative aspects
Policy AS04 Housing Provision Policy AS11 Infrastructure for New Development		

		Assessment by Geography of Potential Effect (i.e. where experienced / received)					
		AONB-wide			Outside of AONB		
		Effect	Direct / Indirect	Un-certainty	Effect	Direct / Indirect	Un-certainty
Effect of the AONB DPD	Short / Medium Term	+	D	L	0	ID	M
	Long Term	+	D	M	0	ID	M
Additional mitigation from other plans, policies or procedures where necessary		South Lakeland Core Strategy, Policy CS8.7 Sustainable construction, energy efficiency and renewable energy Draft South Lakeland Development Management Policies DPD – policy with draft title of ‘Achieving High Quality Design’ Lancaster City Development Management DPD, Policy DM35 Key Design Principles					
Residual effect	Short / Medium Term	++	D	M	0	ID	M
	Long Term	++	D	H	0	ID	M

- 5.4.4 As a result of Policy AS01 (Development Strategy), including the AONB DPD proposed allocations, there are potential benefits to the existing residents of the AONB as a result of the increase in housing in general. Without enhancing policy, this housing would be expected to be of a mix of sizes to meet market demand. However, Policy AS04 seeks the maximum possible level of affordable housing provision, as well as that housing meets the number, types and tenure of homes required in an area. This policy will enhance the benefits of new homes, ensuring that housing provision is needs-based, rather than solely profit-driven (though viability remains a factor – policy allows for demonstration of what can / cannot be achieved). Policy AS04 includes for an affordable housing target of 50%.
- 5.4.5 Also, new housing would be expected to be of a modern standard, meeting modern regulations as a minimum, which are likely to be of a higher standard to the average existing home. This is considered a minor beneficial effect without further enhancing policy, which is set out in the South Lakeland and Lancaster City planning policy for design. The benefits would be to existing residents, who would be afforded the opportunity to access this new housing, as well as to new residents. Although a proportion of new residents may be from areas outside of the AONB, the quantity of new housing combined with the plan targeting local needs is not considered likely to provide significant cross-boundary benefits. It is very unlikely that future migration of residents in and out of the AONB will be significantly influenced by the DPD.
- 5.4.6 Policy AS11 helps to ensure that new housing provides and is supported by sufficient infrastructure, which could in turn help to ensure that the housing that is needed over the plan period is delivered.
- 5.4.7 It is noted that the Index of Multiple Deprivation (IMD) shows high deprivation in the area of “Access to Housing and Services” (a measure which includes relative access to key services, but more appropriately issues around homelessness and housing affordability) in the settlements of Silverdale, Sandside/Storth, Beetham, Yealand Redmayne and Yealand Conyers. These are also areas where new housing “may be permitted” under Policy AS01, and as such, the policy may help to reduce inequality in access to housing. There may be particular benefits where new housing is permitted in these settlements.
- 5.4.8 The SA has tested for the potential for negative effects, such as the following possibilities:
- A loss of housing, either in total or of a particular type (e.g. affordable);

- Potentially a disproportionate increase in expensive housing (e.g. larger-sized houses) relative to affordable housing; and/or
 - A reduction in housing quality.
- 5.4.9 The above are considered highly unlikely either as a direct result of DPD policy, or indirectly (e.g. policy not adequately addressing any of the above issues, thus allowing developers to prioritise profit over other considerations), and therefore there would be no negative effects of the DPD. (See also below.)
- 5.4.10 With policy AS04 and AS11 enhancing the benefits of Policy AS01, housing provision is likely to have a major beneficial effect by ensuring it is affordable and built in areas with the highest need.

Policy Recommendations for SA Housing Topic:

Policy AS09: Design could act as an enhancing policy for this SA Objective if it were to discuss housing standards in terms of internal design. (At present, it focuses on external design quality.) It could cross-reference other DPDs, as appropriate.

The draft South Lakeland Development Management policy and Lancaster policies cover some of these aspects, this could be reviewed specifically for the AONB. Aspects to review or include would be accessibility, adaptability / lifetime homes, energy efficiency, water efficiency, light, space / internal layout, climate change adaptation, and integration with surrounding development / existing communities.

This change would improve the certainty of the scoring of major beneficial effects (from medium and high, to low and medium, respectively).

Residual effect with policy recommendations, if taken up:

		AONB-wide			Outside of AONB		
		Effect	Direct / Indirect	Un-certainty	Effect	Direct / Indirect	Un-certainty
Residual effect	Short / Medium Term	++	D	L	+	ID	M
	Long Term	++	D	M	+	ID	H

SA of DPD Policies: Health

- 5.4.11 As established and agreed at the SA scoping stage, the SA Objective for this topic is:
- 2. To improve wellbeing, physical and mental health for all and reduce health inequalities.*
- 5.4.12 This is to be met via achieving the following sub-objectives:
- To reduce health inequalities amongst different groups in the community.
 - To improve access to health and social care services for all through proximity to GP surgeries etc.
 - To improve transport links to GP’s surgeries (rail/bus).
 - To promote healthy active lifestyles and access to recreational space.
 - To ensure there is access to greenspace, countryside, public spaces, rights of way, play areas and open coast for people to enjoy.
 - To ensure there are cultural /social/ community facilities and activities for people to enjoy / participate in including access to village halls and civic buildings.
 - To encourage the development of strong and cohesive communities through proximity to existing settlements.
 - To create a healthy and safe working and living environment with low rates of crime and disorder.
- 5.4.13 Table 5-4 below summarises the assessment of the AONB DPD on the SA Objective for Health, with the assessment described thereafter.

Table 5-4: Summary of the Health Assessment

Aspects of DPD that positively contribute to this objective	Aspects of DPD that could detract from this objective	Aspects of the DPD that could mitigate those negative aspects
Policy AS01 Development Strategy (development management aspects) Policy AS02 Landscape Policy AS03 General Requirements Policy AS04 Housing Provision Policy AS05 Natural Environment Policy AS06 Public Open Space and Recreation Policy AS07 Key Settlement Landscapes Policy AS10 Economic Development and Community Facilities Policy AS11 Infrastructure for New Development	Policy AS01 Development Strategy (aspects promoting development) Policy AS10 Economic Development and Community Facilities Proposed allocations	Policy AS03 General Requirements Policy AS06 Public Open Space and Recreation Policy AS10 Economic Development and Community Facilities Policy AS11 Infrastructure for New Development (See also other relevant SA Topics, as discussed below.)

		Assessment by Geography of Potential Effect (i.e. where experienced / received)					
		AONB-wide			Outside of AONB		
		Effect	Direct / Indirect	Un-certainty	Effect	Direct / Indirect	Un-certainty
Effect of the AONB DPD	Short / Medium Term	+	D/ID	L	+	D/ID	M
	Long Term	+	D/ID	M	+	D/ID	H
Mitigating or enhancing policy or other applicable plans / strategies		South Lakeland Core Strategy, Policy CS9.1 Social and community infrastructure Draft South Lakeland Development Management Policies DPD – policy with draft title of ‘Achieving High Quality Design’ Lancaster City Development Management DPD, Policy DM35 Key Design Principles					
Residual effect	As above.						

- 5.4.14 Without mitigating policy, new development resulting from Policy AS01 (Development Strategy), including the AONB DPD proposed allocations, will lead to an increase in residents in certain areas, which in turn can put pressure on the capacity of key services and facilities, such as GPs and other healthcare facilities, open space / play areas and others. The increase in residents, and also new economic development which may result from Policy AS10 (Economic Development and Community Facilities) can also increase levels of use of the transport network to an extent to reduce the relative accessibility of services and facilities, and there can be highway safety issues when considering the volume of traffic introduced by new development. As such, the effect of Policy AS01, which supports new development in the AONB (albeit sustainably), combined with proposed allocations without mitigating policy is considered potentially minor adverse within the AONB, but negligible outside of the AONB boundaries, given the low level of development and low likelihood of significant cross-boundary impacts on use of services.
- 5.4.15 Mitigating policy in the form of AS03, AS06, AS10 and AS11 aims addresses the potential for negative effects by addressing the need for adequate infrastructure in support of new development, and ensuring there are no significant negative impacts on the transport network. In particular:
- AS03: “all development... must take full account of the cumulative and incremental impacts of development, having regard to the impacts of existing developments”;
 - AS03: “all development must... ensure traffic movements and traffic arrangements... do not compromise the area’s tranquillity or rural feel, or opportunities for quiet enjoyment and recreation” – this provision can help to also ensure traffic volumes are not increased significantly;

- AS06: “proposals that restrict or prevent access to the coast, or that reduce or compromise other recreational networks will not be permitted”;
- AS06: “where new development is proposed, developers will be required to provide new or enhanced public open space”;
- AS10: “development proposals that bring... community benefits to the AONB... will be supported in principle for the following purposes subject to meeting other policy requirements: ... small-scale new or expanded outdoor sport and leisure facilities; ... shared (co-location) and flexible service and facility uses of buildings in Local Service Centres and Small Villages where this will help to ensure the continued operation of key services or community assets”;
- AS11: “new development will contribute towards new infrastructure or improve the capacity of existing infrastructure... Reference should be made to the Councils’ Infrastructure Delivery Plans when considering the priorities for new infrastructure provision”; and
- AS11: “high priority should be given to supporting active travel and enhancing sustainable travel networks, including infrastructure investment to benefit walking, cycling and public transport.”

5.4.16 Further details and provisions of the policies above (and others) can be found in the draft AONB DPD. In particular, the supporting text to Policy AS11 expands upon the types of infrastructure which must be considered: “A strong community requires services and facilities that contribute to the quality of life and functioning of a community. Both Councils have adopted policies to ensure that there are opportunities to develop and maintain features including recreation facilities, health services, allotments, shops, places of worship, pubs and village halls. There are also locally specific needs such as for new provision for car parking or for new pedestrian or cycle routes. In some cases, it will be possible for new development to contribute towards the provision or maintenance of these facilities, through the use of planning obligations which may be sought where they are necessary to make the development acceptable in planning terms. Obligations are funded through the Community Infrastructure Levy (CIL), planning conditions or legal agreements.”

5.4.17 Having addressed the key potential adverse effect to health in terms of access to services and facilities (including open space), the residual effect of DPD policies on health is expected to be beneficial. This would be as a result of a combination of multiple factors: beneficial economic effects, any improvements to walking or cycling facilities alongside new development, and also benefits to the landscape or historic environment which can improve the outdoor living environment for attractive walking and cycling – see SA Objectives 12, 15 and 16.

5.4.18 Although the economic benefits are effectively quite limited with the low scale of new development proposed (while preserving the valuable tourist economy), studies show that there is a correlation between high employment levels, higher incomes and better health. This includes direct health benefits affecting mental health (greater confidence, access to social and support networks, etc.), and likewise physical health (ability to afford active recreational opportunities, access to education, etc.). Also, economically deprived areas tend to experience a greater prevalence of risk behaviours, such as smoking, taking illegal drugs, and teenage pregnancy – economic benefits can reduce the level of such behaviours within a community, or prevent increases. It is likely that the housing effects such as improved affordability (see SA Objective 1) and economic effects (see SA Objectives 5, 6 and 7) will have the predominant effect on health, relative to other potential effects of the DPD. These are considered minor beneficial from the short to long term, affecting residents both within and outside of the AONB.

5.4.19 The SA has considered the potential for other adverse effects to health, such as:

- Economic impacts (which can affect health – discussed below) – see SA Objectives 5, 6 and 7;
- Air quality impacts – see SA Objective 8;
- Loss of open space to development or replacement of buildings / land uses for cultural /social/ community facilities with new development such as housing;
- Loss of access to greenspace, countryside, public spaces, rights of way, play areas and open coast – see SA Objective 4;
- Loss of community cohesion / urban sprawl and loss of settlement identity; and
- Increases in levels of crime / fear of crime.

5.4.20 However, there is not considered to be any significant potential for such adverse effects, given the low scale of development proposed. The economic effects are considered beneficial (see SA

Objectives 5, 6 and 7). Air quality will not be affected significantly (see SA Objective 8), and with mitigating policy, open space and access to greenspace, the countryside, public spaces, etc. will be preserved (see SA Objective 4). Mitigating aspects of Policy AS01, Policies AS02 and AS07 all ensure that settlement identity will be preserved, but even without such protections, it is unlikely that the scale of development proposed would be able to affect community cohesion to a large enough degree to significantly affect people’s health. Similarly, the scale of development is not large enough to risk creating new areas vulnerable to crime or which might exacerbate existing crime issues.

5.4.21 There are no policy recommendations at this stage. See also SA Objective 1: Housing, and SA Objective 4: Sustainable Access.

SA of DPD Policies: Education

5.4.22 As established and agreed at the SA scoping stage, the SA Objective for this topic is:

3. To improve the level of skills, education and training.

5.4.23 This is to be met via achieving the following sub-objectives:

- To maintain and increase levels of participation and attainment in education for all members of society through access to primary schools, secondary schools and further educational establishments.
- To improve the provision of education and training facilities.
- To improve access to and involvement in Lifelong Learning opportunities.
- To improve access to environmental education.

5.4.24 Table 5-5 below summarises the assessment of the AONB DPD on the SA Objective for Education, with the assessment described thereafter.

Table 5-5 Summary of the Education Assessment

Aspects of DPD that positively contribute to this objective	Aspects of DPD that could detract from this objective	Aspects of the DPD that could mitigate those negative aspects
Policy AS11 Infrastructure for New Development	Policy AS01 Development Strategy (aspects promoting development) Proposed allocations	Policy AS11 Infrastructure for New Development

		Assessment by Geography of Potential Effect (i.e. where experienced / received)					
		AONB-wide			Outside of AONB		
		Effect	Direct / Indirect	Un-certainty	Effect	Direct / Indirect	Un-certainty
Effect of the AONB DPD	Short / Medium Term	0	ID	L	0	ID	M
	Long Term	+	ID	M	0	ID	H
Mitigating or enhancing policy or other applicable plans / strategies		Not necessary.					
Residual effect	As above.						

5.4.25 The SA has considered whether development within the AONB could in theory have an adverse effect on education, as new housing (AS01), including the AONB DPD proposed allocations, could bring the existing schools or other educational facilities over-capacity. This could in turn affect educational attainment levels. However, firstly, the relevant education authorities in Cumbria and Lancashire are involved in preparation of the DPD, and have helped to ensure that levels of development are unlikely to have a significant effect on school capacity.

5.4.26 Also secondly, it is expected that Policy AS11 would ensure that new development leads to proportionate increases in schools or other educational facilities. Also, combined with new

development, Policy AS11 could potentially benefit existing schools and the service provided to existing residents in the long term, such as by funding new classrooms built to a better standard or with modern facilities.

5.4.27 For the purposes of the SA, this assessment has considered education within the AONB only, so effects outside are considered to be neutral. The assessment of proposed site allocations has identified that all of the sites are in close proximity to primary schools, although none are near to secondary schools. The very small scale of development limits the extent of net benefits that can be achieved via developer contributions.

Policy Recommendations for SA Education Topic:

Policy AS11 would benefit from a consolidated reference list of potential infrastructure requirements (including cross-reference to each authority’s Infrastructure Delivery Plan, as is already in the draft DPD), and this should include school expansion (primary and secondary) as required, and further education opportunities. It could also benefit from an additional provision that infrastructure requirements will account for the needs of the wider community, where relevant to that proposal. Such a provision will help ensure that any pre-existing shortfalls are not worsened by new development.

Although such a policy improvement would be beneficial, it is unlikely to change the assessment significantly.

SA of DPD Policies: Sustainable Access

5.4.28 As established and agreed at the SA scoping stage, the SA Objective for this topic is:

4. To improve sustainable access to services, facilities, the countryside and open spaces

5.4.29 This is to be met via achieving the following sub-objectives:

- To ensure public transport services (bus and train) meet the needs of all and development is located in proximity to bus services.
- To ensure highways infrastructure serves people’s transportation needs (including for private vehicular travel, walking and cycling).
- To ensure public buildings and public spaces are readily accessible to all in including access to village halls and civic buildings.
- To promote the use of more sustainable modes of transport and reduce dependence on the private car.
- To improve access to cultural and leisure facilities.
- To maintain and improve access to essential services and facilities for all including proximity to shops.
- To promote and facilitate access to, and opportunities to enjoy, the countryside, historic environment and green open space including a range of open space typologies.

5.4.30 Table 5-6 below summarises the assessment of the AONB DPD on the SA Objective for sustainable access, with the assessment described thereafter.

Table 5-6 Summary of the Sustainable Access Assessment

Aspects of DPD that positively contribute to this objective	Aspects of DPD that could detract from this objective	Aspects of the DPD that could mitigate those negative aspects
Policy AS03 General Requirements Policy AS05 Natural Environment Policy AS06 Public Open Space and Recreation Policy AS10 Economic Development and Community Facilities Policy AS11 Infrastructure for New Development	Policy AS01 Development Strategy (aspects promoting development) Policy AS10 Economic Development and Community Facilities Proposed allocations	Policy AS03 General Requirements Policy AS06 Public Open Space and Recreation Policy AS10 Economic Development and Community Facilities Policy AS11 Infrastructure for New Development

		Assessment by Geography of Potential Effect (i.e. where experienced / received)					
		AONB-wide			Outside of AONB		
		Effect	Direct / Indirect	Un-certainty	Effect	Direct / Indirect	Un-certainty
Effect of the AONB DPD	Short / Medium Term	0	D	L	0	ID	M
	Long Term	+	D	M	0	ID	M
Mitigating or enhancing policy or other applicable plans / strategies		Not necessary.					
Residual effect	As above.						

- 5.4.31 Policy AS01 and the proposed allocations focus development within Local Service Centres, and small villages which have some community services. Policy AS01 specifically requires that in Beetham where services and facilities are particularly limited, the suitability of proposals will be considered in relation to the level of services and facilities there. The proposed allocations all have excellent access to public transport opportunities, and most also have good access to a range of services including primary schools, local or key service centres, the countryside or open coast, places of worship, town or village halls, cultural or leisure facilities (theatre, sport / recreation centre, museum, etc.), open space and designated historic assets.
- 5.4.32 It has been considered by the SA that without mitigating policy, new development brought about by Policy AS01, including the AONB DPD proposed allocations, would cause a small increase in the number of residents in the AONB, which could have a negative impact on sustainable access in terms of affecting the capacity of such things as roads, bus services, community services and facilities, leisure / cultural facilities and open space. In turn, it has been considered that this effect in the AONB could have a knock-on effect on residents outside of the area, if residents then choose or need to use services outside of the AONB in replacement.
- 5.4.33 However, mitigating policy in the form of AS03, AS06, AS10 and AS11 aims to address the potential for negative effects by addressing the need for adequate infrastructure in support of new development, and ensuring there are no significant negative impacts on the transport network. In particular:
- AS03: “all development... must take full account of the cumulative and incremental impacts of development, having regard to the impacts of existing developments”;
 - AS03: “all development must... ensure traffic movements and traffic arrangements... do not compromise the area’s tranquillity or rural feel, or opportunities for quiet enjoyment and recreation” – this provision can help to also ensure traffic volumes are not increased significantly;
 - AS06: “proposals that restrict or prevent access to the coast, or that reduce or compromise other recreational networks will not be permitted”;
 - AS06: “where new development is proposed, developers will be required to provide new or enhanced public open space”;
 - AS10: “development proposals that bring... community benefits to the AONB... will be supported in principle for the following purposes subject to meeting other policy requirements: ... small-scale new or expanded outdoor sport and leisure facilities; ... shared (co-location) and flexible service and facility uses of buildings in Local Service Centres and Small Villages where this will help to ensure the continued operation of key services or community assets”;
 - AS11: “new development will contribute towards new infrastructure or improve the capacity of existing infrastructure... Reference should be made to the Councils’ Infrastructure Delivery Plans when considering the priorities for new infrastructure provision”; and
 - AS11: “high priority should be given to supporting active travel and enhancing sustainable travel networks, including infrastructure investment to benefit walking, cycling and public transport.”
- 5.4.34 Having addressed the key potential adverse effect to access, the residual effect of DPD policies on sustainable access is expected to be neutral / negligible in the short to medium term, given that

existing residents already enjoy high levels of access, and new development will maintain this good sustainability performance.

5.4.35 Cumulatively and over time, there is potential for significant long-term benefits. Possible enhancements within the AONB relevant to access could come about via:

- AS05: “new development will... *enhance* ecosystem services, taking into full account those detailed in the AONB Management Plan; *enhance* ecological networks, diversity and connectivity, including *enhancing* or *creating* new ‘stepping stones’, buffer zones, corridors and other linkages, including those that connect across the AONB boundary”;
- AS06: “Development will connect with and fill gaps in the existing recreational route network where appropriate opportunities exist”;
- AS06: “where new development is proposed, developers will be required to provide new or *enhanced* public open space”; and
- AS11: “new development will contribute towards new infrastructure or *improve* the capacity of existing infrastructure... Reference should be made to the Councils’ Infrastructure Delivery Plans when considering the priorities for new infrastructure provision”;

5.4.36 This would depend upon the extent to which new development delivers improvements to services and facilities and/or sustainable transport opportunities which benefit the wider community.

Policy Recommendations for SA Topic ‘Sustainable Access’:

As for the SA Objective for ‘Education’, Policy AS11 would benefit from a reference list of potential infrastructure requirements (including cross-reference to each authority’s Infrastructure Delivery Plan, as is already in the draft DPD). Some of the following is mentioned in the supporting text to the policy, but a consolidation into a single list could ensure comprehensive coverage of key areas, including:

- public transport services (bus and train);
- highways infrastructure (including minor works, e.g. access and road safety);
- walking and cycling facilities;
- places of worship, village halls and civic buildings (e.g. improvements, extensions);
- cultural and leisure facilities;
- essential services and facilities; and
- sports, recreation and green open space including a range of open space typologies.

It could also benefit from an additional provision that infrastructure requirements will account for the needs of the wider community, where relevant to that proposal. Such a provision will help ensure that any pre-existing shortfalls are not worsened by new development.

Although such a policy improvement would be beneficial, it is unlikely to change the assessment significantly.

SA of DPD Policies: Local Economy

5.4.37 As established and agreed at the SA scoping stage, the SA Objective for this topic is:

5. To diversify and strengthen the local economy in a manner that is sensitive to the AONB.

5.4.38 This is to be met via achieving the following sub-objectives:

- To help create the right economic conditions and infrastructure provision to encourage inward investment.
- To stimulate the use of local companies, products, services, heritage and culture and provide other forms of community benefit.
- To encourage indigenous growth of local businesses.
- To encourage diversification, innovation and entrepreneurship.
- To help improve the competitiveness and productivity of the local economy.
- To increase the environmental performance of local companies and their products/services.
- To support maintenance of the agricultural economy.
- To provide sustainable tourism.

- To foster heritage-led regeneration.
- To optimise the use of previously developed land, buildings and existing infrastructure.

5.4.39 Table 5-7 below summarises the assessment of the AONB DPD on the SA Objective for local economy, with the assessment described thereafter.

Table 5-7: Summary of the Local Economy Assessment

Aspects of DPD that positively contribute to this objective	Aspects of DPD that could detract from this objective	Aspects of the DPD that could mitigate those negative aspects
Policy AS01 Development Strategy (aspects promoting development) Policy AS10 Economic Development and Community Facilities Policy AS11 Infrastructure for New Development Proposed allocations	Policy AS01 Development Strategy (aspects promoting development) Policy AS10 Economic Development and Community Facilities Proposed allocations	Policy AS02 Landscape Policy AS03 General Requirements Policy AS04 Housing Provision Policy AS05 Natural Environment Policy AS10 Economic Development and Community Facilities Policy AS12 Camping, Caravan and Visitor Accommodation

		Assessment by Geography of Potential Effect (i.e. where experienced / received)					
		AONB-wide			Outside of AONB		
		Effect	Direct / Indirect	Un-certainty	Effect	Direct / Indirect	Un-certainty
Effect of the AONB DPD without mitigation	Short / Medium Term	+	D	L	+	ID	M
	Long Term	+	D	L	+	ID	L
Additional mitigation from other plans, policies or procedures where necessary		Not necessary.					
Residual effect	As above.						

- 5.4.40 Policy AS10, including the AONB DPD proposed allocations, will generate over 4 ha of employment land, which will have a beneficial effect on the local economy, providing:
- opportunities for inward investment, potential to encourage indigenous growth of local businesses by providing premises in which they can grow; and
 - opportunities for the diversification of the local economy, as well as competitiveness and productivity.
- 5.4.41 Policy AS01, including the AONB DPD proposed allocations, will also provide over 70 new dwellings, including affordable homes, which will help minimise increases in the cost of living in the AONB for existing residents, and potentially help to home key workers, such as those who support and sustain community services and facilities that are essential to an efficient economy.
- 5.4.42 These potential beneficial effects would be received by residents both within and outside of the AONB.
- 5.4.43 Policies that limit the scale of development in the AONB and that protect the landscape and natural environment may not lead to net benefits, but will help ensure:
- maintenance of the agricultural economy, in terms of minimising loss of agricultural land to new development; and
 - protection of tourism within the AONB, ensuring that its attractive features, including heritage, continue to sustain and increase the tourism industry.
- 5.4.44 The significance of the beneficial effect is considered overall minor beneficial, given the relatively small scale of change.

Policy Recommendations for SA Local Economy Topic

The Council could include provisions within policy, such as Policy AS10, to support and encourage innovative industries, as well as or in particular innovative solutions to increase the environmental performance of local companies and their products and services.

Residual effect with policy recommendations, if taken up:

		AONB-wide			Outside of AONB		
		Effect	Direct / Indirect	Un-certainty	Effect	Direct / Indirect	Un-certainty
Residual effect	Short / Medium Term	+	D	L	+	ID	L
	Long Term	++	D	M	+	ID	M

SA of DPD Policies: Retention and Creation of jobs

5.4.45 As established and agreed at the SA scoping stage, the SA Objective for this topic is:

6. To retain and create jobs and ensure the workforce meets local needs.

5.4.46 This is to be met via achieving the following sub-objectives:

- To ensure people are educated, trained and skilled to meet local economic needs.
- To increase the number, variety and quality of employment opportunities, including those offered by tourism, social enterprise and inward investment.

5.4.47 Table 5-8 below summarises the assessment of the AONB DPD on the SA Objective for the retention and creation of jobs, with the assessment described thereafter.

Table 5-8: Summary of the Retention and Creation of Jobs Assessment

Aspects of DPD that positively contribute to this objective	Aspects of DPD that could detract from this objective	Aspects of the DPD that could mitigate those negative aspects
Policy AS01 Development Strategy (aspects promoting development) Policy AS10 Economic Development and Community Facilities Policy AS11 Infrastructure for New Development Proposed allocations	Policy AS01 Development Strategy (aspects promoting development) Policy AS10 Economic Development and Community Facilities Proposed allocations	Policy AS02 Landscape Policy AS03 General Requirements Policy AS04 Housing Provision Policy AS05 Natural Environment Policy AS10 Economic Development and Community Facilities Policy AS12 Camping, Caravan and Visitor Accommodation

		Assessment by Geography of Potential Effect (i.e. where experienced / received)					
		AONB-wide			Outside of AONB		
		Effect	Direct / Indirect	Un-certainty	Effect	Direct / Indirect	Un-certainty
Effect of the AONB DPD without mitigation	Short / Medium Term	+	D	L	0	ID	M
	Long Term	+	D	L	0	ID	M
Additional mitigation from other plans, policies or procedures where necessary		Not necessary.					
Residual effect	As above.						

- 5.4.48 It follows from the assessment of SA Objective 5 on Local Economy that the AONB DPD would have beneficial effects upon employment opportunities. Again, the creation of new employment land and buildings presents opportunities for new jobs, and likewise the protectionist policies which benefit the tourism industry will help to sustain and increase jobs in this industry.
- 5.4.49 Further to this, any increases in economic activity have the potential to be implemented alongside new training and further education opportunities (depending upon the businesses attracted), or alternatively to generate the demand for such training or further education within the AONB.
- 5.4.50 As for SA Objective 5, the significance of the beneficial effect is considered overall minor beneficial.

Policy Recommendations for SA Retention and Creation of jobs Topic:

The AONB DPD could include provisions within policy to encourage proposals that include training and further education opportunities. A more diverse pool of skills in the AONB may help to sustain and increase the diversity of employment opportunities available.

Residual effect with policy recommendations, if taken up:

		AONB-wide			Outside of AONB		
		Effect	Direct / Indirect	Un-certainty	Effect	Direct / Indirect	Un-certainty
Residual effect	Short / Medium Term	+	D	L	0	ID	M
	Long Term	+	D	M	0	ID	M

SA of DPD Policies: Economic Inclusion and Access to Jobs

- 5.4.51 As established and agreed at the SA scoping stage, the SA Objective for this topic is:
 - 7. To encourage economic inclusion and access to jobs.
- 5.4.52 This is to be met via achieving the following sub-objectives:
 - To increase access for all to a range of jobs, through improved training, sustainable transport and communication links.
 - To ensure economic development and employment opportunities are distributed evenly and are in areas of greatest need.
- 5.4.53 Table 5-9 below summarises the assessment of the AONB DPD on the SA Objective for Economic Inclusion and Access to Jobs, with the assessment described thereafter.

Table 5-9: Summary of the Economic Inclusion and Access to Jobs Assessment

Aspects of DPD that positively contribute to this objective	Aspects of DPD that could detract from this objective	Aspects of the DPD that could mitigate those negative aspects
Policy AS01 Development Strategy (aspects promoting development) Policy AS10 Economic Development and Community Facilities Policy AS11 Infrastructure for New Development Proposed allocations	Policy AS01 Development Strategy (aspects promoting development) Policy AS10 Economic Development and Community Facilities Proposed allocations	Policy AS02 Landscape Policy AS03 General Requirements Policy AS04 Housing Provision Policy AS05 Natural Environment Policy AS10 Economic Development and Community Facilities Policy AS12 Camping, Caravan and Visitor Accommodation

		Assessment by Geography of Potential Effect (i.e. where experienced / received)					
		AONB-wide			Outside of AONB		
		Effect	Direct / Indirect	Un-certainty	Effect	Direct / Indirect	Un-certainty
Effect of the AONB DPD	Short / Medium Term	+	D	L	0	ID	M
	Long Term	+	D	L	0	ID	M
Additional mitigation from other plans, policies or procedures where necessary		Not necessary.					
Residual effect	As above.						

5.4.54 It follows from the assessment of SA Objectives 5 and 6 on Local Economy and Retention and Creation of Jobs that the AONB DPD would have beneficial effects upon economic inclusion and access to jobs. Again, the creation of new employment land and buildings presents opportunities for new jobs, and likewise the protectionist policies which benefit the tourism industry will help to sustain and increase jobs in this industry. The proposed mixed use allocations are at Arnside, Sandside and Silverdale, which are three important local centres which serve a wider catchment area, and these allocations will certainly help to distribute opportunity throughout the AONB. All areas already perform well in terms of income and employment deprivation according to the IMD (2015).

5.4.55 As for SA Objectives 5 and 6, the significance of the beneficial effect is considered overall minor beneficial from the short to long term.

SA of DPD Policies: Air Quality

5.4.56 As established and agreed at the SA scoping stage, the SA Objective for this topic is:

8. To protect and improve air quality.

5.4.57 This is to be met via achieving the following sub-objectives:

- To protect and improve local air quality

5.4.58 Table 5-10 below summarises the assessment of the AONB DPD on the SA Objective for air quality, with the assessment described thereafter.

Table 5-10 Summary of the Air Quality Assessment

Aspects of DPD that positively contribute to this objective	Aspects of DPD that could detract from this objective	Aspects of the DPD that could mitigate those negative aspects
N/A – air quality is already very good in the AONB and does not require improvement	Policy AS01 Development Strategy (aspects promoting development) Policy AS10 Economic Development and Community Facilities Policy AS11 Infrastructure for New Development Proposed allocations	Policy AS03 General Requirements Policy AS11 Infrastructure for New Development

		Assessment by Geography of Potential Effect (i.e. where experienced / received)					
		AONB-wide			Outside of AONB		
		Effect	Direct / Indirect	Un-certainty	Effect	Direct / Indirect	Un-certainty
Effect of the AONB DPD	Short / Medium Term	0	D	L	0	ID	M
	Long Term	0	D	M	0	ID	H

	Assessment by Geography of Potential Effect (i.e. where experienced / received)					
	AONB-wide			Outside of AONB		
	Effect	Direct / Indirect	Un-certainty	Effect	Direct / Indirect	Un-certainty
Additional mitigation from other plans, policies or procedures where necessary	Not necessary.					
Residual effect	As above.					

5.4.59 The scale of development which can result from the AONB DPD via Policies AS01, AS10 and AS11, including the proposed site allocations, is unlikely to cause a significant effect on air quality in the AONB given that air quality is already at a good standard and well within Air Quality Objectives (AQOs). There are no air quality management areas (AQMAs) within the AONB or along key inter-regional routes around the AONB, with the nearest relevant AQMA being in the centre of Carnforth to the south. Areas outside the AONB are also unlikely to be significantly affected.

5.4.60 Where there are no significant effects, mitigation is not required. However, the AONB DPD proposes policy to minimise road transport, and therefore emissions to air. Mainly, this mitigation is in the form of Policy AS11 which says “high priority should be given to supporting active travel and enhancing sustainable travel networks, including infrastructure investment to benefit walking, cycling and public transport.” Also, Policy AS03 says “all development must... ensure traffic movements and traffic arrangements... do not compromise the area’s tranquillity or rural feel, or opportunities for quiet enjoyment and recreation” – this provision can help to also ensure traffic volumes are not increased significantly. Moreover, development which has good access to services helps to minimise the need to travel. The proposed allocations are all within existing settlements which provide community facilities and services. They are all adjacent to sustainable transport services, whether bus stops or rail stations. (See also SA Objectives 4 and 9).

5.4.61 The HRA (see SA Objective 11 – Biodiversity) has considered the potential for effects on European sites from air pollution.

SA of DPD Policies: Climate Change and Energy Efficiency

5.4.62 As established and agreed at the SA scoping stage, the SA Objective for this topic is:

9. To limit and adapt to climate change and increase energy efficiency.

5.4.63 This is to be met via achieving the following sub-objectives:

- To reduce greenhouse gas emissions.
- To ensure existing buildings have optimal energy efficiencies.
- To promote the use of more sustainable modes of transport and reduce dependence on the private car.
- To ensure new developments are able to withstand extreme weather events.
- To include Green Infrastructure to reduce flood risk and surface water runoff in order to adapt to climate change.
- To encourage the use of clean, low carbon and energy efficient technologies sensitive to the AONB.

5.4.64 Table 5-11 below summarises the assessment of the AONB DPD on the SA Objective for climate change and energy efficiency, with the assessment described thereafter.

Table 5-11: Summary of the Climate Change and Energy Efficiency Assessment

Aspects of DPD that positively contribute to this objective	Aspects of DPD that could detract from this objective	Aspects of the DPD that could mitigate those negative aspects
Policy AS05 Natural Environment Policy AS11 Infrastructure for New Development	Policy AS01 Development Strategy (aspects promoting development)	Policy AS11 Infrastructure for New Development

Aspects of DPD that positively contribute to this objective	Aspects of DPD that could detract from this objective	Aspects of the DPD that could mitigate those negative aspects
Policy AS13 Water Quality, Sewerage and Sustainable Drainage	Policy AS10 Economic Development and Community Facilities Policy AS11 Infrastructure for New Development Proposed allocations	Policy AS14 Energy and Communications

		Assessment by Geography of Potential Effect (i.e. where experienced / received)					
		AONB-wide			Outside of AONB		
		Effect	Direct / Indirect	Un-certainty	Effect	Direct / Indirect	Un-certainty
Effect of the AONB DPD	Short / Medium Term	-	ID	L	-	ID	M
	Long Term	0	ID	M	0	ID	H
Additional mitigation from other plans, policies or procedures where necessary		South Lakeland Core Strategy, Policy CS8.7 Sustainable construction, energy efficiency and renewable energy South Lakeland Core Strategy, Policy CS9.1 Social and community infrastructure South Lakeland Core Strategy, Policy CS10.1 Accessing services South Lakeland Core Strategy, Policy CS10.2 Transport impact of new development Draft South Lakeland Development Management Policies DPD – policy with draft title of ‘Rights of Way and other routes providing pedestrian and cycle access’ Draft South Lakeland Development Management Policies DPD – policy with draft title of ‘Parking Provision, new and loss of car parks’ Draft South Lakeland Development Management Policies DPD – policy with draft title of ‘Achieving High Quality Design’ Lancaster City Development Management DPD, Policy DM20 Enhancing Accessibility and Transport Linkages Lancaster City Development Management DPD, Policy DM21 Walking and Cycling Lancaster City Development Management DPD, Policy DM23 Transport Efficiency and Travel Plans Lancaster City Development Management DPD, Policy DM36 Sustainable Design					
Residual effect	Short / Medium Term	-	ID	L	-	ID	M
	Long Term	+	ID	H	+	ID	H

- 5.4.65 Without mitigating policy, new development resulting from Policies AS01, AS10 and AS11, including the AONB DPD proposed allocations, will cause increases in carbon emissions within the AONB, which is unavoidable as a result of construction processes, the operational needs of new houses and employment uses and increased transport demand of new residents. Construction processes, even if using methods to minimise emissions, rely upon fossil fuels in vehicles, plant and also the embodied carbon of materials. Operationally, new buildings also use energy and require material inputs, which are highly likely to be at least partly derived from fossil fuel use, and thus lead to carbon emissions. Likewise, any increased demand for and use of transport relies on fossil fuels, particularly if that mode is the private car.
- 5.4.66 The proposed allocations are all within existing settlements which provide community facilities and services. They are all adjacent to sustainable transport services, whether bus stops or rail stations.

There are also a range of mitigating policies in the AONB DPD, and also the existing South Lakeland and Lancaster City Local Plan documents.

- 5.4.67 The AONB DPD proposes policy to minimise road transport, and therefore emissions. Mainly, this mitigation is in the form of Policy AS11 which says “high priority should be given to supporting active travel and enhancing sustainable travel networks, including infrastructure investment to benefit walking, cycling and public transport.” Also, Policy AS03 says “all development must... ensure traffic movements and traffic arrangements... do not compromise the area’s tranquillity or rural feel, or opportunities for quiet enjoyment and recreation” – this provision can help to also ensure traffic volumes are not increased significantly. Policy AS14 encourages small-scale and appropriate (within the context of the AONB) renewable energy developments, which could in the long term lead to a net reduction in carbon emissions.
- 5.4.68 The South Lakeland and Lancaster City mitigating policies of relevance aim to maximise the sustainable design of proposals in order to minimise the use of materials with a high carbon footprint and also achieve high levels of energy efficiency. These policies also seek to ensure high levels of access to local services and facilities by non-car modes, and likewise to sustainable transport opportunities.
- 5.4.69 With mitigating policy from the South Lakeland and Lancaster City local plans relating to design, new development could achieve a net beneficial effect in the long term, by reducing the amount of emissions that would have otherwise occurred without mitigating policy in place.
- 5.4.70 The long-term assessment is highly uncertain, as it depends upon unknown detail about the carbon footprint of new development and the amount of new travel generated, vs. various potential benefits of lower reliance on the car and increased energy efficiency of buildings, plus the amount of renewable energy generation achieved in the AONB.
- 5.4.71 In terms of adaptation to climate change, issues relating to green infrastructure and flood risk are addressed under SA Objective 10 below, and these outcomes are not repeated in this assessment.

Policy Recommendations for Climate Change and Energy Efficiency Topic:

As per the SA Objective for housing, Policy AS09: Design could act as both a mitigating and enhancing policy for this SA Objective if it were to include aspects related to energy efficiency. Given the scale of growth expected in the AONB, the potential for largescale energy efficiency such as Combined Cooling, Heating and Power (CCHP) schemes is probably negligible, but the Councils may also wish to consider a policy encouraging their use in new development of a certain size, or even the potential for District Heating schemes.

This change would improve the certainty of the scoring of minor beneficial effects in the long term.

Residual effect with policy recommendations, if taken up:

		AONB-wide			Outside of AONB		
		Effect	Direct / Indirect	Un-certainty	Effect	Direct / Indirect	Un-certainty
Residual effect	Short / Medium Term	-	ID	L	-	ID	M
	Long Term	+	ID	M	+	ID	M

SA of DPD Policies: Water Quality

5.4.72 As established and agreed at the SA scoping stage, the SA Objective for this topic is:

10. To protect and enhance water quality, resources and reduce the risk of flooding

5.4.73 This is to be met via achieving the following sub-objectives:

- To maintain, and where possible improve the quality and quantity of water resources.
- To minimise the risk of water pollution from all sources.
- To promote the wide use of sustainable drainage systems and other flood reduction or defence measures.
- To promote measures to reduce demand and improve demand management for water.

- To help reduce pressure on watercourses/water bodies from diffuse pollution such as agricultural waste, fertilizer and run-off from drains and concrete surfaces and point sources such as septic tank discharge.
- To encourage prudent water usage to reduce pressure on water resources.
- To align with current or planned sewerage infrastructure provision.
- To reduce or manage flooding through avoidance of areas of significant risk.
- To encourage the inclusion of flood mitigation measures and green infrastructure such as SuDS

5.4.74 Table 5-12 below summarises the assessment of the AONB DPD on the SA Objective for water quality, with the assessment described thereafter.

Table 5-12: Summary of the Water Quality Assessment

Aspects of DPD that positively contribute to this objective	Aspects of DPD that could detract from this objective	Aspects of the DPD that could mitigate those negative aspects
Policy AS05 Natural Environment Policy AS11 Infrastructure for New Development Policy AS13 Water Quality, Sewerage and Sustainable Drainage	Policy AS01 Development Strategy (aspects promoting development) Policy AS10 Economic Development and Community Facilities Policy AS11 Supporting Infrastructure for New Development Policy AS12 Camping, Caravan and Visitor Accommodation (permissive aspects) Proposed allocations	Policy AS11 Supporting Infrastructure for New Development Policy AS12 Camping, Caravan and Visitor Accommodation (restrictive aspects) Policy AS13 Water Quality, Sewerage and Sustainable Drainage

		Assessment by Geography of Potential Effect (i.e. where experienced / received)					
		AONB-wide			Outside of AONB		
		Effect	Direct / Indirect	Un-certainty	Effect	Direct / Indirect	Un-certainty
Effect of the AONB DPD without mitigation	Short / Medium Term	0	D	L	0	ID	M
	Long Term	0	D	M	0	ID	H
Additional mitigation from other plans, policies or procedures where necessary		South Lakeland Core Strategy, Policy CS8.1 Green infrastructure South Lakeland Core Strategy, Policy CS8.8 Development and flood risk Lancaster City Development Management DPD, Policy DM38 Development and Flood Risk Lancaster City Development Management DPD, Policy DM40 Protecting Water Resources and Infrastructure					
Residual effect	As above.						

5.4.75 Without mitigating policy, new development or land use change in the case of some camping sites resulting from Policies AS01, AS10, AS11 and AS12, including the AONB DPD proposed allocations, has the potential to lead to surface or groundwater pollution, to be constructed in ways which increase surface water run-off from new built surfaces (and thus increase flood risk locally or downstream in other catchments), or to directly modify water bodies such as rivers and streams (e.g. to build along their banks). Also, any localised population increases will result in increased water consumption which places more pressure on water resources, and more pressure on wastewater treatment, which if not planned for, can go over capacity and affect water bodies into which discharges are eventually sent. This is a significant issue for the AONB, as Leighton Beck, the River Bela, River Keer, the Kent Estuary, Hawes Water SSSI and SAC, and Leighton Moss SSSI, SPA and Ramsar site suffer from eutrophication impacts of poor water quality. The main contributory factors are agricultural run-off and septic tank overflow.

- 5.4.76 However, Policies AS11 and AS13 aim to ensure sustainable drainage systems (SuDS) are used, that adequate wastewater treatment infrastructure is provided and that drainage solutions are used which ensure that surface water run-off and foul water do not reach aquifers in the AONB. These policies are expected to take cognisance of the fact that at Silverdale, septic tank discharges are affecting water quality at the Silverdale shore, requiring both prevention of any further impact, and a net improvement where feasible. Also, Policy AS12 is restrictive against new caravan sites, wooden chalets or lodges (including as replacements for lower-impact accommodation). Given the scale of development proposed, this policy alone is likely stringent enough to ensure there are no significant increases in flood risk, and that existing flood risk issues can be dealt with adequately so as not to place new residents at significant risk of flooding.
- 5.4.77 It is also relevant that South Lakeland and Lancaster City policies require the protection and enhancement of watercourses and wetlands in a general sense, and include robust flood risk management policies. These will further ensure that there are no residual effects on water resources, water quality or flood risk.
- 5.4.78 The scale of development proposed is unlikely to affect water resources (i.e. supply) significantly. Any cumulative effects with surrounding local authorities will be accommodated readily by the Water Resources Management Plan for the region (United Utilities).

Policy Recommendations for SA Water Quality Topic:

As per the SA Objective for housing, Policy AS09: Design could act as both a mitigating and enhancing policy for this SA Objective if it were to include aspects related to water efficiency.

Policy AS13 should be amended to more explicitly address the potential direct impacts on water bodies (physical modification), the potential for fluvial flood risk, as well as surface water flood risk. This should include a brief cross-reference to the NPPF for its sequential tests for fluvial flood risk, the need to address any existing fluvial or surface water flood risk issues on or in the vicinity of the site (including on any immediately supporting infrastructure) and also the need to avoid worsening surface water flood risk at any location. It should include a policy which protects water bodies generally, and has a presumption against the physical modification of any water body. This could include an expectation that water bodies will be protected by a buffer, ideally of green space, of an appropriate distance from any surface water body – this could be 8 m minimum (subject to local bylaws) to reflect Environment Agency guidance on risks to water bodies in similar applications. An upper range could also be included (e.g. 20 m) in order to ensure that the minimum is only used where a site is particularly constrained.

This change would lead to the potential for minor beneficial effects in the long term, by helping to ensure that new development has the potential to address and improve existing flood risk issues.

Residual effect with policy recommendations, if taken up:

		AONB-wide			Outside of AONB		
		Effect	Direct / Indirect	Un-certainty	Effect	Direct / Indirect	Un-certainty
Residual effect	Short / Medium Term	0	D	L	0	ID	M
	Long Term	+	D	M	0	ID	H

SA of DPD Policies: Biodiversity and Geodiversity

5.4.79 As established and agreed at the SA scoping stage, the SA Objective for this topic is:

11. To protect and enhance biodiversity and geodiversity.

5.4.80 This is to be met via achieving the following sub-objectives:

- To protect and conserve habitats, species, geological and geomorphological sites, especially where these may be rare, declining, threatened or indigenous.
- To help ensure biodiversity sustainability by enhancing conditions wherever necessary to retain viability of the resource.
- To minimise adverse impacts on species and habitats through new development and human activity.

- To ensure and enhance continuity and connectivity of ecological networks such as river corridors, coastal habitats, uplands, woodlands and scrub to enable free passage of specific habitat dependent species.

5.4.81 Table 5-13 below summarises the assessment of the AONB DPD on the SA Objective for biodiversity and geodiversity, with the assessment described thereafter.

Table 5-13: Summary of the Biodiversity and Geodiversity Assessment

Aspects of DPD that positively contribute to this objective	Aspects of DPD that could detract from this objective	Aspects of the DPD that could mitigate those negative aspects
Policy AS02 Landscape Policy AS05 Natural Environment	Policy AS01 Development Strategy (aspects promoting development) Policy AS10 Economic Development and Community Facilities Policy AS11 Infrastructure for New Development Policy AS12 Camping, Caravan and Visitor Accommodation (permissive aspects) Proposed allocations	Policy AS01 Development Strategy (aspects related to managing development) Policy AS02 Landscape Policy AS05 Natural Environment Policy AS06 Public Open Space and Recreation Policy AS11 Infrastructure for New Development Policy AS12 Camping, Caravan and Visitor Accommodation (restrictive aspects) Policy AS13 Water quality, sewerage and sustainable drainage

		Assessment by Geography of Potential Effect (i.e. where experienced / received)					
		AONB-wide			Outside of AONB		
		Effect	Direct / Indirect	Un-certainty	Effect	Direct / Indirect	Un-certainty
Effect of the AONB DPD	Short / Medium Term	0	D/ID	M	0	ID	H
	Long Term	+	D/ID	H	+	D/ID	H
Additional mitigation from other plans, policies or procedures where necessary		Not necessary.					
Residual effect	As above.						

5.4.82 Without mitigating policy, new development resulting from Policies AS01, AS10, AS11 and AS12, including the AONB DPD proposed allocations, has the potential to lead to a permanent loss of biodiversity and geodiversity via a variety of means, including:

- direct impacts on species (e.g. removal of trees and hedges with nesting birds);
- removal of habitat or geological sites / features from landtake;
- lost connectivity of habitat, leading to population fragmentation and the reduced genetic diversity or viability of populations, or even increased direct mortality (e.g. road crossings);
- lost access to or views of geological sites / features;
- recreational pressure, such as increased dog-walking and resulting disturbance by dogs of bird nests, or use of off-road cycles / vehicles in woodlands or other areas which have sensitive ground flora;
- emissions from buildings;
- light pollution / disturbance of species from outdoor lighting (e.g. security lighting);
- emissions from transport; and
- water run-off, which can carry pollution, can alter habitat (e.g. water-logging) or have flood risk implications, which in turn can harm habitat quality.

- 5.4.83 As described in paragraph 5.4.75, water pollution is a significant issue for Hawes Water SSSI and SAC, and Leighton Moss SSSI, SPA and Ramsar site, which suffer from eutrophication impacts of poor water quality. One of the main contributory factors is septic tank overflow.
- 5.4.84 Where biodiversity are lost, they can be difficult to replace, and when habitats are replaced, new ecosystems can take a long time to re-form. Similarly, important geological features cannot be replaced, and equivalent or even similar alternatives may not exist nearby, or even at all. This also applies if access to /

Summary of the Conclusion of the HRA:

The HRA Screening stage has considered the potential for 'in combination' / cumulative effects of the AONB DPD and other plans on European sites, including SPAs, SACs and Ramsar sites. It concludes that the AONB DPD will not have any significant adverse effect alone or in combination on these sites. The HRA Report is available separately and alongside the DPD and this SA Report.

- 5.4.85 The assessment of allocations (see Section 5.2 and Appendix D) identifies that a few sites have risks of major adverse effects without mitigation, due to being adjacent to an internationally designated SAC. However, given the size of the developments, this risk is actually far less. For the policy assessment, this is considered a potential minor adverse effect without mitigating policy, and it is considered, as the SAC extends beyond the AONB boundaries, to affect a wider area.
- 5.4.86 Policies AS01, AS02, AS05, AS06, AS11 and AS13 mitigate against these potential adverse effects. Policy AS05 in particular requires that development "conserve and enhance the AONB's biodiversity and geodiversity, avoid the fragmentation and isolation of or disturbance to wildlife, habitats and species. It will also help to develop green corridors, green networks and ecosystem services." The potential for new development at this small scale to lead to significant net biodiversity benefits is unknown, and it will depend upon localised opportunities for habitat improvement and creation.
- 5.4.87 It is expected that should any development proposals come forward during the DPD's plan period which are not allocations (but which must accord with Policy AS01 on scale and distribution of development), they are likely to be similar in size and location to those sites assessed, and similar considerations will apply. As a result, the residual effect of the AONB DPD on biodiversity and geodiversity is considered neutral / negligible in the short and medium term, and potentially minor beneficial in the long term as a result of habitat creation and development of green corridors / networks (which in turn can benefit ecosystem services). There are no policy recommendations at this stage.

SA of DPD Policies: Landscape, Seascape and Settlement Character and Quality

- 5.4.88 As established and agreed at the SA scoping stage, the SA Objective for this topic is:
- 12. To protect and enhance landscape, seascape and settlement character and quality.*
- 5.4.89 This is to be met via achieving the following sub-objectives:
- To ensure night skies are dark.
 - To promote high quality and sustainable design for buildings, spaces and the public realm sensitive to the locality.
 - To reduce exposure to noise disturbance.
 - To protect and enhance local landscape quality, local distinctiveness sense of place and character from unsympathetic development and changes in land management.
 - To retain rural nature of the AONB landscape and rural nature of the AONB settlements.
 - To maintain the remoteness and tranquillity of rural landscapes.
 - To encourage low-input and organic farming, with environmental stewardship styles of land management.
 - To sustain and extend tree cover, hedgerows, woodlands, and sustainable forestry.
 - To conserve and enhance seascape character.

- To conserve settlement character.
- To conserve and enhance landscape features such as drystone walls, in-field trees, limekilns, ponds etc.
- To conserve views across, into and out of the AONB.
- To maintain open spaces.
- To maintain the mosaic of contrasting landscape character types.
- To encourage the appropriate re-use and improvement of brownfield sites.

5.4.90 Table 5-14 below summarises the assessment of the AONB DPD on the SA Objective for Landscape, Seascape and Settlement Character and Quality, with the assessment described thereafter. Note also that a separate landscape assessment has been undertaken for all the sites proposed in the DPD. The results of this assessment has been used to assist the SA.

Table 5-14: Summary of the Landscape / Seascape and Settlement Character / Quality Assessment

Aspects of DPD that positively contribute to this objective	Aspects of DPD that could detract from this objective	Aspects of the DPD that could mitigate those negative aspects
Policy AS01 Development Strategy Policy AS02 Landscape Policy AS03 General Requirements Policy AS05 Natural Environment Policy AS08 Historic Environment Policy AS09 Design	Policy AS01 Development Strategy (aspects promoting development) Policy AS10 Economic Development and Community Facilities Policy AS11 Infrastructure for New Development Policy AS12 Camping, Caravan and Visitor Accommodation (permissive aspects) Proposed allocations	Policy AS01 Development Strategy Policy AS02 Landscape Policy AS03 General Requirements Policy AS05 Natural Environment Policy AS07 Key Settlement Landscapes Policy AS08 Historic Environment Policy AS09 Design Policy AS12 Camping, Caravan and Visitor Accommodation (restrictive aspects)

		Assessment by Geography of Potential Effect (i.e. where experienced / received)						
		Effect	AONB-wide			Outside of AONB		
			Direct / Indirect	Un-certainty	Effect	Direct / Indirect	Un-certainty	
Effect of the AONB DPD	Short / Medium Term	+	D/ID	M	0	ID	M	
	Long Term	+	D/ID	M	0	ID	M	
Additional mitigation from other plans, policies or procedures where necessary		Not necessary.						
Residual effect	As above.							

5.4.91 There is a close, intrinsic link between landscape, seascape and settlement character and quality, and the historic environment and heritage assets. The assessment against SA Objective 16 presented further below should be considered alongside this section, which predicts that policies would have a significant beneficial effect on the historic environment from the short to long term. This effect would contribute towards other effects of the AONB DPD on landscape, seascape and settlement character and quality described below.

5.4.92 As an AONB, the entirety of the DPD's geographical coverage is highly sensitive to landscape and visual impacts. Without mitigating policy, new development resulting from Policies AS01, AS10, AS11 and AS12, including the AONB DPD proposed allocations, has the potential for adverse effects on the AONB designation. The need for new housing and limited appropriate land space is an issue in the AONB in particular, given its nationally significant landscape designation. Changes in land use and new buildings can alter landscape and visual aspects, including within that nighttime lighting

levels / darkness of the night sky, the quantity and quality of spaces between developments and of the public realm, noise (particularly from tourist, commercial or industrial development), local distinctiveness / sense of place, the rural nature of an area or settlement, remoteness and tranquillity, vegetation cover (e.g. tree cover and hedgerows), and other landscape features such as drystone walls. The potential for visual impacts and loss of landscape character must be carefully managed by managing the location, scale and nature of development, and also through appropriate design, which should be informed by survey (e.g. analysis of views and surrounding architecture) and assessment.

5.4.93 Policies AS01, AS02, AS03, AS05 and AS09 not only aim to conserve the local landscape but to also enhance it, which could lead to net benefits within the AONB. Policies AS07 and AS08 also aim to conserve the landscape and visual amenity, AS07 by restricting all development in Key Settlement Landscapes, and AS08 by including provisions to protect and enhance historic landscape character. Policies AS01, AS02, AS03, AS05 and AS09 encourage the re-use of brownfield sites and that the design of new development takes landscape, seascape and visual effects into careful consideration. In particular, and though exceptions may be permitted under very special circumstances (as laid out in the policies):

- AS01: “A landscape capacity-led approach to development will be taken in the AONB”;
- AS01: “Development in the AONB will be permitted where it furthers the primary purpose of AONB designation . Development that prejudices this purpose will not be permitted.”
- AS02: “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.”
- AS02: “Development proposals will be supported where they... retain, integrate *and enhance* distinctive natural, semi-natural, cultural and historic features; and conserve *and enhance* the undeveloped nature of land on the coast and on the edge of and between settlements, maintaining settlement separation; and conserve *and enhance* visual amenity, views, tranquillity and the sense of space and place, avoiding the introduction of intrusive elements and compromise to the skyline;...”
- AS02: “avoid harm to the wider landscape, including preventing urbanisation and increases in noise and light pollution, reducing it where there is scope to do so”
- AS05: “Development proposals will not be permitted that would be likely to compromise the extent, value or integrity of... any natural environment features or assets of particular significance and value in the AONB or characteristic of the AONB, as described in the AONB Management Plan, including those that do not enjoy formal protected status”.

5.4.94 Further details and provisions of the policies above (and others) can be found in the draft AONB DPD. Also, Policy AS12 is restrictive against new caravan sites, wooden chalets or lodges (including as replacements for lower-impact accommodation).

5.4.95 The combined mitigating policies of the AONB DPD are expected to ensure there is no significant adverse effect on landscape, seascape or visual amenity, as they address all of the potential impact areas under landscape and visual impacts. Given the drive to enhance landscape aspects within policy alongside development, this leaves the potential for net beneficial effects. Although a low scale of development is proposed, there could be minor beneficial effects in the short to medium term if the brownfield sites are developed in this timeframe, as they currently detract from landscape/townscape and visual amenity. Also, cumulatively there could be a significant benefit to landscape and visual qualities in the AONB in long term. This is assessed with medium uncertainty, as it depends strongly upon both project-level design details (size, layout, materials, architectural style, etc.) and site-specific opportunities for landscape / visual improvements yet to be identified, and the extent to which these opportunities are taken by new development.

SA of DPD Policies: Land and Soil

5.4.96 As established and agreed at the SA scoping stage, the SA Objective for this topic is:

13. To protect land and soil and ensure the sustainable use of natural resources.

5.4.97 This is to be met via achieving the following sub-objectives:

- To minimise the loss of greenfield sites, areas of open spaces and amenity, and productive agricultural land.
- To encourage development of brownfield land in sustainable locations.
- To ensure that the creation of contaminated land will be avoided.
- To ensure the quantity and quality of soil resources and function is safeguarded for the future.

5.4.98 Table 5-15 below summarises the assessment of the AONB DPD on the SA Objective for land and soil, with the assessment described thereafter.

Table 5-15: Summary of the Land and Soil Assessment

Aspects of DPD that positively contribute to this objective	Aspects of DPD that could detract from this objective	Aspects of the DPD that could mitigate those negative aspects
Policy AS05 Natural Environment	Policy AS01 Development Strategy (aspects promoting development) Policy AS10 Economic Development and Community Facilities Policy AS11 Infrastructure for New Development Proposed allocations	Policy AS01 Development Strategy Policy AS05 Natural Environment Policy AS13 Water quality, sewerage and sustainable drainage

		Assessment by Geography of Potential Effect (i.e. where experienced / received)					
		AONB-wide			Outside of AONB		
		Effect	Direct / Indirect	Un-certainty	Effect	Direct / Indirect	Un-certainty
Effect of the AONB DPD	Short / Medium Term	0	D	L	0	ID	M
	Long Term	0	D	M	0	ID	H
Additional mitigation from other plans, policies or procedures where necessary		Not necessary.					
Residual effect	As above.						

5.4.99 Without mitigating policy, new development resulting from Policies AS01, AS10 and AS11, including the AONB DPD proposed allocations, has the potential to lead to loss of greenfield sites and soil. Soils can be contaminated through pollution which can be carried via water run-off.

5.4.100 Mitigating policies AS01 (aspects of it mitigate its own potential for impacts), AS05 and AS13 encourage the re-use of brownfield sites to minimise pressure on greenfield sites and soils, require the protection of aquifers from pollution (which can also benefit soils), and also aim to promote green infrastructure. Creation of green infrastructure within the AONB would help to mitigate any negative effects of greenfield development. Given the small scale of development proposed, there is little potential for net benefits, and the overall effect with mitigating policy is considered negligible in the short to long term.

SA of DPD Policies: Mineral Resources

5.4.101 As established and agreed at the SA scoping stage, the SA Objective for this topic is:

14. To manage mineral resources sustainably, minimise waste and encourage recycling.

5.4.102 This is to be met via achieving the following sub-objectives:

- To minimise the extraction, transport and use of primary minerals and encourage the use of recycled material.
- To promote the use of recycled and secondary materials in construction.

SA of the Arnsdale & Silverdale AONB Draft Development Plan Document

- Minimise waste and encourage the sustainable use of natural resources by reusing existing buildings where appropriate.
- Ensure new developments are designed to integrate recycling opportunities and facilities i.e. by having appropriate storage areas for recycling receptacles and proximity to recycling sites etc.

5.4.103 Table 5-16 below summarises the assessment of the AONB DPD on the SA Objective for mineral resources, with the assessment described thereafter.

Table 5-16: Summary of the Mineral Resources Assessment

Aspects of DPD that positively contribute to this objective	Aspects of DPD that could detract from this objective	Aspects of the DPD that could mitigate those negative aspects
None – covered by South Lakeland and Lancaster City DPDs	Policy AS01 Development Strategy (aspects promoting development) Policy AS10 Economic Development and Community Facilities Policy AS11 Infrastructure for New Development Proposed allocations	Policy AS09 Energy and Communications

		Assessment by Geography of Potential Effect (i.e. where experienced / received)					
		AONB-wide			Outside of AONB		
		Effect	Direct / Indirect	Un-certainty	Effect	Direct / Indirect	Un-certainty
Effect of the AONB DPD without mitigation	Short / Medium Term	-	ID	L	-	ID	L
	Long Term	-	ID	H	-	ID	L
Mitigating or enhancing policy or other applicable plans / strategies		South Lakeland Core Strategy, Policy CS8.7 Sustainable construction, energy efficiency and renewable energy Lancaster City Development Management DPD, Policy DM36 Sustainable Design					
Residual effect	Short / Medium Term	-	ID	L	-	ID	L
	Long Term	-	ID	H	-	ID	L

5.4.104 New development resulting from Policies AS01, AS10 and AS11, including the AONB DPD proposed allocations, will require the use of materials for construction and also operation (long-term maintenance, products used by new residents, etc.), at least some of which will be derived from raw materials. Both phases will also produce waste – construction and domestic waste – at least some of which is likely to be disposed of in landfill (even if as residual after combustion in an energy from waste plant). Although new development can aim to achieve all of the SA sub-objectives for SA Objective 14 on minerals, waste and recycling, there is likely to be a net negative impact of using raw materials and production of waste for disposal.

5.4.105 Without mitigating policy, it could be assumed that most or all of the material would be derived from raw materials. However, there is mitigating policy in place for this potential impact, though it is mainly in the South Lakeland and Lancaster City Local Plan documents, which will apply to AONB planning applications. The exception is that Policy AS09 indirectly supports the use of recycled or reused materials by promoting low carbon solutions. However, it is the sustainable construction and design policies of the two local plans which specifically require:

- High standards of sustainable design and construction, including Code for Sustainable Homes (now scrapped by the Government), whereby the relevant requirements have been transposed into the Building Regulations;
- Use of materials from a sustainable local source in new development;

- Adequate provision for separation and storage of waste for recycling; and
- The reuse of existing resources (including the conversion of existing buildings) where this would be 'fit for purpose'.

5.4.106 Policy in general is unlikely to eliminate the use of raw materials and production of waste, and indeed the AONB DPD advocates the selection of materials to preserve the character of the AONB primarily, which may reduce the extent to which recycled materials can be used in construction. This is considered a slight adverse effect, which is considered highly uncertain by the long term, as technologies and building methods may change over time, as well as progress to a 'zero disposal' product and waste culture.

Policy Recommendations for SA Topic 'Minerals':

Policy AS09: Design could act as a stronger mitigating policy for this SA Objective if it were to cross-reference to other local plan policies related to, or to include, aspects related to materials and waste management. This could include:

- Demonstrating maximised reuse and recycling in construction, both in the selection of materials and management of residual waste;
- Provision for separation and storage of waste for recycling; and
- Provision for green and food waste.

With a very stringent policy (e.g. requiring use of majority recycled and reused materials in construction), it may be possible to neutralise or make negligible adverse effects predicted.

SA of DPD Policies: Heritage and the Community

5.4.107 As established and agreed at the SA scoping stage, the SA Objective for this topic is:

15. To create vibrant, active, inclusive and open-minded communities with a strong sense of local history.

5.4.108 This is to be met via achieving the following sub-objectives:

- To promote a sense of community identity, a sense of place and sense of local history.
- To encourage social inclusiveness and cohesion, and help continue valued local traditions.
- To improve and broaden access to, and understanding of local heritage, historic sites, areas and buildings.
- To provide better opportunities for people to access and understand local heritage and to participate in cultural and leisure activities.

5.4.109 Table 5-17 below summarises the assessment of the AONB DPD on the SA Objective for heritage and the community, with the assessment described thereafter.

Table 5-17: Summary of the Heritage and the Community Assessment

Aspects of DPD that positively contribute to this objective	Aspects of DPD that could detract from this objective	Aspects of the DPD that could mitigate those negative aspects
Policy AS02 Landscape Policy AS08 Historic Environment Policy AS09 Design	Policy AS01 Development Strategy (aspects promoting development) Policy AS10 Economic Development and Community Facilities Policy AS11 Infrastructure for New Development Proposed allocations	Policy AS01 Development Strategy Policy AS02 Landscape Policy AS03 General Requirements Policy AS08 Historic Environment Policy AS09 Design

		Assessment by Geography of Potential Effect (i.e. where experienced / received)					
		AONB-wide			Outside of AONB		
		Effect	Direct / Indirect	Un-certainty	Effect	Direct / Indirect	Un-certainty
Effect of the AONB DPD	Short / Medium Term	+	D/ID	M	0	ID	M
	Long Term	+	D/ID	H	0	ID	H
Additional mitigation from other plans, policies or procedures where necessary		Not necessary.					
Residual effect	As above.						

5.4.110 Without mitigating policy, new development resulting from Policies AS01, AS10 and AS11, including the AONB DPD proposed allocations, can lead to the loss of heritage assets, effects on their historic setting, effects on access to heritage features or information about them, changes to the feel of a place / community and/or social changes within the local community (e.g. if linked with a particular need for new workers, and if new housing were not integrated well into existing communities).

5.4.111 However, Policies AS01, AS02, AS03, AS08 and AS09 not only aim to conserve heritage and the distinctive character of settlements, but to also enhance heritage and reinforce this character. This could lead to net benefits within the AONB. In particular, and though exceptions may be permitted under very special circumstances (as laid out in the policies):

- AS01: “Development proposals within the Small Villages will be permitted only where they... reflect and reinforce the distinctive characters of the area’s settlements”;
- AS01: “Development proposals outside and beyond the edge of both the Local Service Centres and the Small Villages will be treated as exceptions and will be permitted only where they demonstrate... an essential need for a rural location.”
- AS02: “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.”
- AS02: “Development proposals will be supported where they... respect the valued attributes of the relevant landscape character types and features identified in the AONB Landscape and Seascape Character Assessment; the Historic Landscape Character Assessment and other relevant evidence such as the Historic Designed Landscapes report... retain, integrate *and enhance* distinctive natural, semi-natural, cultural and historic features...”
- AS03: “all development within the Arnside & Silverdale AONB must: ... take full account of the cumulative and incremental impacts of development having regard to the impacts of existing developments (including unintended impacts and impacts of development that has taken place as a result of Permitted Development Rights, licensing or certification) and the likely further impacts of the proposal in hand”
- AS08: “all development in the AONB should take into account the unique heritage features and historic character of the area, including built, natural and cultural heritage features, and protect *and enhance* historic landscape character, locally important historic assets and their settings, and the distinctiveness of settlements”.
- AS08: “Development proposals affecting designated and non-designated heritage assets, that are either identified on the relevant Council’s Local List or which are discovered during the application process, will be supported provided that they:
 - protect and enhance the special architectural and historic interest of the asset. This may include schemes which specifically aim, or include measures to protect, restore, enhance, reveal, interpret, sensitively and imaginatively incorporate or record historic assets or features;
 - reflect local vernacular and the distinctive historic and settlement character through the design, style, scale, massing and materials used;
 - protect and enhance the character and setting of the asset and;

- promote enjoyment, understanding and interpretation of the assets, as a means of maximising wider public benefits and in reinforcing the AONB’s identity and sense of place.”
- AS09: “Within the built environment of the AONB, high standards of design and construction will be required to conserve or enhance the layout of the built environment, distinctive settlement character and historic, cultural and architectural features”

5.4.112 Further details and provisions of the policies above (and others) can be found in the draft AONB DPD.

5.4.113 The combined mitigating policies of the AONB DPD are expected to ensure there is no significant adverse effect on community identity, social inclusiveness and cohesion, or access to / appreciate of local heritage. This leaves the potential for net beneficial effects from the short to long term.

Policy Recommendations for SA Topic ‘Heritage and the Community’:

Policy AS10 could include provision to encourage developments, including community facilities, that can bring demonstrable benefits to the sense of community identity, sense of place and sense of local history. This may include cultural, arts and leisure developments other than sport and active recreation, for example.

SA of DPD Policies: Historic Environment and Heritage Assets

5.4.114 As established and agreed at the SA scoping stage, the SA Objective for this topic is:

16. To conserve and enhance the historic environment, heritage assets and their settings.

5.4.115 This is to be met via achieving the following sub-objectives:

- To protect and enhance the historic environment, including heritage assets and their setting.
- To conserve and enhance historic landscape character and settlement character.
- To protect and enhance non-designated assets and landscapes.
- To sensitively conserve areas of high archaeological and historic landscape importance included historic designated landscapes.

5.4.116 Table 5-18 below summarises the assessment of the AONB DPD on the SA Objective for historic environment and heritage assets, with the assessment described thereafter.

Table 5-18: Summary of the Historic Environment and Heritage Assets Assessment

Aspects of DPD that positively contribute to this objective	Aspects of DPD that could detract from this objective	Aspects of the DPD that could mitigate those negative aspects
Policy AS02 Landscape Policy AS08 Historic Environment Policy AS09 Design	Policy AS01 Development Strategy (aspects promoting development) Policy AS10 Economic Development and Community Facilities Policy AS11 Infrastructure for New Development Proposed allocations	Policy AS02 Landscape Policy AS03 General Requirements Policy AS08 Historic Environment Policy AS09 Design

		Assessment by Geography of Potential Effect (i.e. where experienced / received)					
		AONB-wide			Outside of AONB		
		Effect	Direct / Indirect	Un-certainty	Effect	Direct / Indirect	Un-certainty
Effect of the AONB DPD without mitigation	Short / Medium Term	+	D/ID	M	0	ID	M
	Long Term	+	D/ID	H	0	ID	H
Additional mitigation from other plans, policies or procedures where necessary		Not necessary.					

	Assessment by Geography of Potential Effect (i.e. where experienced / received)					
	AONB-wide			Outside of AONB		
	Effect	Direct / Indirect	Un-certainty	Effect	Direct / Indirect	Un-certainty
Residual effect	As above.					

5.4.117 As for SA Objective 15, without mitigating policy, new development resulting from Policies AS01, AS10 and AS11, including the AONB DPD proposed allocations, can lead to the loss of heritage assets (including buried archaeology), effects on their historic setting, and effects on the historic landscape. The potential for loss of heritage assets must be carefully managed through appropriate survey and assessment. Changes in land use and new buildings in the vicinity of heritage assets can alter the context in which a heritage asset may be viewed, appreciated and studied. Often in the past, these changes have proven irreversible, as there is strong resistance to removing unsympathetic development once constructed. It may also be that historic setting can accommodate new development, if the design is sympathetic to the surrounding architecture, townscape, views and use of outdoor space in general. However, the UK in many places has a legacy of inconsiderate design, where modern architectural methods have affected the setting of heritage assets. Again, this can be effectively irreversible, as it may be many decades or even centuries before a site is redeveloped, such that the design can be changed.

5.4.118 However, as described above in Section 5.4.15 for SA Objective 15, Policies AS02, AS03, AS08 and AS09 again (as for SA Objective 15) aim to conserve and also enhance heritage. This could lead to net benefits within the AONB. The key provisions are listed in the previous section, and again exceptions may be permitted under very special circumstances (as laid out in the policies).

5.4.119 Further details and provisions of the policies above (and others) can be found in the draft AONB DPD.

5.4.120 The combined mitigating policies of the AONB DPD are expected to ensure there is no significant adverse effect on the historic environment. This leaves the potential for net beneficial effects from the short to long term.

SA of DPD Policies: Democratic Processes

5.4.121 As established and agreed at the SA scoping stage, the SA Objective for this topic is:

17. To increase the level of participation in democratic processes.

5.4.122 This is to be met via achieving the following sub-objectives:

- To encourage local people and community groups to become involved in decision-making about important aspects of the AONB.
- To identify members of society, including hard-to-reach groups that may require help to participate fully in the decision-making process.
- To help communities to understand the decision-making process, their opportunity to influence decisions and how decisions may impact on them.
- To respect the needs of all communities and future generations.

5.4.123 Table 5-19 below summarises the assessment of the AONB DPD on the SA Objective for democratic processes, with the assessment described thereafter.

Table 5-19: Summary of the Democratic Processes Assessment

Aspects of DPD that positively contribute to this objective	Aspects of DPD that could detract from this objective	Aspects of the DPD that could mitigate those negative aspects
Policy AS11 Infrastructure for New Development	Policy AS01 Development Strategy (aspects promoting development) Policy AS10 Economic Development and Community Facilities	Policy AS11 Infrastructure for New Development

Aspects of DPD that positively contribute to this objective	Aspects of DPD that could detract from this objective	Aspects of the DPD that could mitigate those negative aspects
	Policy AS11 Infrastructure for New Development Proposed allocations	

		Assessment by Geography of Potential Effect (i.e. where experienced / received)					
		AONB-wide			Outside of AONB		
		Effect	Direct / Indirect	Un-certainty	Effect	Direct / Indirect	Un-certainty
Effect of the AONB DPD	Short / Medium Term	0	ID	H	0	ID	M
	Long Term	+	ID	H	0	ID	M
Additional mitigation from other plans, policies or procedures where necessary		Not necessary.					
Residual effect	As above.						

- 5.4.124 It is unlikely that new development on the scale proposed by the AONB DPD would significantly affect levels of involvement in decision-making. The SA has considered that, as discussed for other SA topics, there is potential for development to increase the local population such that local community facilities or services are taken over-capacity, and this could in theory have some relationship with public participation. For example, there could be an increased demand for use of town or village halls, or other any meeting spaces which may be available for use / hire. However, the impact on this relationship is considered insignificant.
- 5.4.125 It is relevant that all of the proposed residential allocations of the DPD are within 1 km of a place of worship, town or village hall, and thus have good access to these facilities.
- 5.4.126 Policy could reasonably expect applicants for new major developments to seek the involvement and participation of the local community in their proposals, such as in deciding what services and facilities may be needed. However, the AONB DPD does not include any major development proposals, and in fact excludes major developments, except in exceptional circumstances.
- 5.4.127 Alongside new development (Policies AS01 and AS10, including the AONB DPD proposed allocations), Policy AS11 could lead to improvements in the capacity of existing infrastructure, which in turn could include village halls / community meeting spaces or other facilities which aid in community involvement and participation, and prevent social exclusion. This is considered a slight beneficial effect of the AONB DPD in the long term, but is assessed with high uncertainty, as it depends very much on site and/or settlement-specific opportunities and how these opportunities might be seized through developer contributions.

Policy Recommendations for SA Topic ‘Democratic Processes’:

As for the SA Objective 4 on ‘Sustainable Access’, Policy AS11 could benefit from an additional provision that infrastructure requirements will account for the needs of the wider community, where relevant to that proposal. Such a provision will help ensure that any pre-existing shortfalls are not worsened by new development.

6 SA Monitoring Framework

6.1 Introduction

- 6.1.1 This section provides an outline framework for monitoring the significant effects of implementing the AONB DPD. Monitoring is an ongoing process integral to the plan's implementation and can be used to:
- Determine the performance of the plan and its contribution to objectives and targets;
 - Identify the performance of mitigation measures;
 - Fill data gaps identified earlier in the SA process;
 - Identify undesirable sustainability effects to enable remedial action; and
 - Confirm whether sustainability predictions were accurate.
- 6.1.2 The SEA Regulations require that the plan is monitored to identify "unforeseen adverse effects at an early stage" in order to undertake appropriate remedial action, and guidance recommends that SA/SEA monitoring tests the actual significant effects of implementing the plan against those predicted through the assessment. Likewise, it is beneficial to check that the effects (including beneficial ones) occur as predicted by the SA.
- 6.1.3 Based on the assessment conducted on the options and identification of potential significant environmental effects, a monitoring framework has been recommended. Monitoring will be undertaken following adoption of the DPD.

6.2 Approach

- 6.2.1 The monitoring framework has been developed to measure the performance of the plan against changes in defined indicators that are linked to its implementation. These indicators have been developed based on the following:
- The objectives, targets and indicators that were developed for the SA Framework;
 - Features of the baseline that will indicate the effects of the plan;
 - The likely significant effects that were identified during the assessment; and
 - The mitigation measures that were proposed to offset or reduce significant adverse effects.
- 6.2.2 The monitoring framework has been designed to focus mainly on significant sustainability effects including those:
- That indicate a likely breach of international, national or local legislation, recognised guidelines or standards.
 - That may give rise to irreversible damage, with a view to identifying trends before such damage is caused.
 - Where there was uncertainty in the SA, and where monitoring would enable preventative or mitigation measures to be taken.
- 6.2.3 As well as measuring specific indicators linked to the implementation of the plan, contextual monitoring of social, environmental and economic change has been included – i.e. a regular review of baseline conditions in the borough. This enables the measurement of the overall effects of the plan.
- 6.2.4 There are numerous SA indicators available and it is not always possible to identify how a specific plan has impacted a receptor, for example housing provision is likely to be influenced by a number of actions and different plans. A thorough analysis of the data collated and the emerging trends will, therefore be important.
- 6.2.5 A fundamental aspect of developing the monitoring strategy is to link with existing monitoring programmes and to prevent duplication of other monitoring work that is already being undertaken. Consideration has, therefore, been given to the Performance Monitoring Framework that will be used to monitor delivery of the plan policies.

6.3 Proposed Monitoring Framework

- 6.3.1 Table 6-1 provides a framework for monitoring the effects of the plan and determining whether the predicted sustainability effects are realised. The framework is structured using the SA Objectives and includes the following elements:
- The potentially significant impact that needs to be monitored or the area of uncertainty;
 - A suitable monitoring indicator with a potential source for the data identified and
 - A target (where one has been devised).
- 6.3.2 The impacts predicted in the SA will not be realised until development occurs. The monitoring framework presented in Table 6-1 can then be updated to include targets as and when they are developed.

Table 6-1 SA Monitoring Framework

SA Objective	Effect to be Monitored	Indicators	Targets (to be refined and developed further once the Plan is adopted)	Potential Data Sources
1. To ensure there is housing to meet local needs in a manner sensitive to the AONB.	Housing needs	No. new homes needed, including affordable	N/A	Housing Needs Survey (future updates)
	Affordable housing provision	Number of affordable homes (gross)	N/A	AMRs for South Lakeland and Lancaster City, or a new AMR for the AONB
		Annual affordable housing completions	N/A	
Improved housing standards	% Residents who think that for their area over the last 3 years affordable, decent housing has got better/stayed the same	Maintain / improve	AMRs for South Lakeland and Lancaster City, or a new AMR for the AONB	
2. To improve wellbeing, physical and mental health for all and reduce health inequalities.	Capacity of health and social care services.	% Residential development built within 30 minutes' public transport travel time of a range of key services and facilities.	All / maximum, no decline	AMRs for South Lakeland and Lancaster City, or a new AMR for the AONB
		GP surgery - % able to get an appointment or speak with someone GP surgery waiting times at surgery	100% presumed 100% less than 15 minutes	NHS England GP Patient Survey
	Relative access to open space, play areas and recreational space.	% population within 20 mins.' travel time of 3 different types of sports facility, of which at least one is quality assured	100% presumed	AMRs for South Lakeland and Lancaster City, or a new AMR for the AONB
		Developer contributions towards / provision of new open space and play areas	N/A	Open Space, Sport & Recreation Assessments
	Uncertain effects – general health	% of people in the AONB reported as being in either 'very good, good or fair' health	Maintain / improve	Census
	Uncertain effects – health inequality	No. and % of LSOAs in the AONB in the 30% most deprived nationally for 'Health and Disability' domain	None	IMD (every 3-5 years)
3. To improve the level of skills, education and training.	Uncertain effects – educational attainment	Pupils achieving 5 or more GCSEs at Grades A* - C including Mathematics and English	Maintain / improve	ONS
		Ofsted rating of schools in the AONB	100% Good or Outstanding	Ofsted

SA Objective	Effect to be Monitored	Indicators	Targets (to be refined and developed further once the Plan is adopted)	Potential Data Sources
		No. and % of LSOAs in the AONB in the 30% most deprived nationally for 'Education, Skills and Training' domain	None	IMD (every 3-5 years)
4. To improve sustainable access to services, facilities, the countryside and open spaces	See SA Objective 2.			
5. To diversify and strengthen the local economy in a manner that is sensitive to the AONB.	Benefits to the economy	Total count of registered businesses in the AONB / number new businesses each year	Increase	ONS- Neighbourhood Statistics
		Total JSA Claimant Count in the 6 LSOAs covering the AONB	0 presumed	ONS- Neighbourhood Statistics
	Uncertain effects - agriculture	Total employment in farming	No decline	Defra
	Benefits to tourism or uncertain effects	Total employment in tourism (or related) businesses in AONBs	No decline	Natural England Protected Landscape Monitoring Framework Or potentially use: NOMIS / ONS
6. To retain and create jobs and ensure the workforce meets local needs.	See SA Objective 5			
7. To encourage economic inclusion and access to jobs.	Uncertain effects – economic inequality	No. and % of LSOAs in the AONB in the 30% most deprived nationally for 'Employment' domain	None	IMD (every 3-5 years)
		No. and % of LSOAs in the AONB in the 30% most deprived nationally for 'Income' domain	None	IMD (every 3-5 years)
8. To protect and improve air quality.	Uncertain effects – air quality problems	No. AQMAs within the AONB and along key strategic transport routes into / out of the AONB	0	Defra LAQM website

SA Objective	Effect to be Monitored	Indicators	Targets (to be refined and developed further once the Plan is adopted)	Potential Data Sources
9. To limit and adapt to climate change and increase energy efficiency.	CO ₂ emissions	Local authority CO ₂ emissions data by end user	To decrease annual emissions	Defra (South Lakeland and Lancaster)
	Carbon-saving in development	No. net 'zero carbon' developments	N/A	AMRs for South Lakeland and Lancaster City, or a new AMR for the AONB
		No. developments completed proposing or incorporating low-carbon or renewable energy technologies	N/A	
10. To protect and enhance water quality, resources and reduce the risk of flooding	Housing at risk of flooding	No. new developments approved in a flood risk zone	No greenfield sites No target for brownfield – account for in terms of remedying flood risk issues.	AMRs for South Lakeland and Lancaster City, or a new AMR for the AONB
		No. new developments approved which remedy existing flood risk issues	Increase	
	Uncertain effects – water quality	WFD ecological and chemical status of water bodies	'Good' status	Environment Agency
	Uncertain effects – meeting Infrastructure requirements	No. issues of 'high stress' on existing infrastructure (e.g. wastewater treatment)	None	AONB infrastructure studies
11. To protect and enhance biodiversity and geodiversity.	Uncertain effects – status of designated sites	No. and area of SACs, SPAs, Ramsar sites, SSSIs, BHSs and LNRs	Maintain	Natural England / Magic.gov.uk
		Status of designated sites (e.g. via SSSI status, which overlap SACs and SPAs, and any BHS / LWS survey reports)	100% positive management (presumed)	Natural England Lancashire Biodiversity Action Plan Partnership
	Improved Local Biodiversity	Proportion of local sites where positive conservation management has been or is being implemented	100%	AMRs for South Lakeland and Lancaster City, or a new AMR for the AONB
12. To protect and enhance landscape, seascape and settlement character and quality.	Uncertain effects – inappropriate development	No. developments approved as exceptions to the general protections of the AONB DPD (e.g. major developments meeting the exceptions tests), or against Council objection (approved at higher level)	None	AMRs for South Lakeland and Lancaster City, or a new AMR for the AONB

SA Objective	Effect to be Monitored	Indicators	Targets (to be refined and developed further once the Plan is adopted)	Potential Data Sources
		No. comments, positive, neutral or objections, on planning applications by AONB Unit	N/A	AONB Management Plan
		Status of landscape character types, including current threats	No threats from development	Arnside and Silverdale AONB Landscape and Seascape Character Assessment Cumbria Landscape Character Guidance and Toolkit Lancashire Landscape Character Assessment and Strategy (plus AONB Unit updates)
	Uncertain effects - tranquillity	Tranquillity of the AONB	Maintain / improve	CPRE
	Uncertain effects – dark skies	Dark skies within the AONB	Maintain / improve	CPRE
13. To protect land and soil and ensure the sustainable use of natural resources.	Loss of greenfield land	% new dwellings provided on PDL or through conversion of existing buildings	Increase 28% in South Lakeland 70% in Lancaster District	AMRs for South Lakeland and Lancaster City, or a new AMR for the AONB
14. To manage mineral resources sustainably, minimise waste and encourage recycling.	Raw materials and waste	Construction waste recycling achieved	Increase	Unknown
		Household waste recycling and composting achieved	Increase	Cumbria Waste Plan monitoring Lancashire Waste Plan monitoring
15. To create vibrant, active, inclusive and open-minded communities with a strong sense of local history.	Uncertain effects – inclusiveness	% Residents who think that for their area over the last 3 years race relations have got better/stayed the same	Increase	AMRs for South Lakeland and Lancaster City, or a new AMR for the AONB
	Uncertain effects – satisfaction with community activities	% Residents who think that for their area over the past 3 years community activities have got better/stayed same	Increase	AMRs for South Lakeland and Lancaster City, or a new AMR for the AONB

SA Objective	Effect to be Monitored	Indicators	Targets (to be refined and developed further once the Plan is adopted)	Potential Data Sources
16. To conserve and enhance the historic environment, heritage assets and their settings.	Uncertain effects – inappropriate development	No. developments approved against Historic England or local archaeological advice	None	AMRs for South Lakeland and Lancaster City, or a new AMR for the AONB
	Uncertain effects – general status	No. Scheduled Monuments, Listed Buildings and Registered Parks / Gardens on the “at risk” register	0	Historic England
		Conservation Area status	100% of buildings within CA in good condition Maintain / improve building and architectural quality: <ul style="list-style-type: none"> ▪ S. Lakeland: reduce buildings categorised as “having a damaging or detrimental impact on the special interest of the CA” ▪ Lancaster: reduce no./extent of negative features and issues in the CA (no increase – e.g. inappropriate conversions) 	South Lakeland and Lancaster City Council Conservation Area Appraisals
17. To increase the level of participation in democratic processes.	Relative access to community facilities, including town / village halls.	% population within walking distance of a town or village hall	To maintain	Unknown

7 Next Steps

- 7.1.1 This SA Report will now be issued for consultation alongside the Draft DPD to all key stakeholders (including statutory consultees and the public) for comment. Following the close of the consultation period, Lancaster City and South Lakeland District Councils will review the feedback and revise the plan as appropriate for Submission to the Secretary of State.

To assist us in processing responses efficiently, we encourage you to make your comments electronically at:

<http://applications.southlakeland.gov.uk/ldfconsultation/>

You can also email responses to:

development.plans@southlakeland.gov.uk

Email responses are preferable to written letters; however alternatively, you can post a response to:
Development Plans Manager,
South Lakeland District Council,
South Lakeland House,
Lowther Street,
Kendal,
Cumbria.
LA9 4DQ.

APPENDIX A

Baseline Data

The Sustainability Baseline and Key Sustainability Issues

This document presents the baseline data research conducted as part of the SA Scoping study for the AONB DPD conducted in 2015. It is recognised that more up-to-date data and information may be available – a comprehensive update will be conducted at an appropriate time, if needed to support planning policy development or changes. In the meantime, small, individual updates will be made (e.g. pursuant to consultation) where the new information is specifically identified or is material to the SA.

A.1 Population

The following baseline indicators have been used to identify key population trends and characteristics:

- Total population (2011 Census and AONB Management Plan Strategic Environmental Assessment (SEA) 2014).
- Age structure of the population (2011 Census and AONB Management Plan SEA, 2014).
- Area of the AONB, key settlements and their populations (Lancaster City Council, South Lakeland District Council).
- Population density (ONS – Neighbourhood Statistics).
- Ethnic groups represented in the population (ONS – Neighbourhood Statistics).

The population of the Arnside & Silverdale Area of Outstanding Natural Beauty (AONB) is approximately 7,550 (assuming 96% of the Arnside and Beetham Ward and 82% of the Silverdale and Warton ward populations reside within the AONB). This represents a slight decrease in the population from 2009 of ca. 800 (2011 census, AONB Management Plan SEA, 2014). However this trend is somewhat uncertain as the basis for these figures has altered between the two monitoring periods.

There appears to have been a shift towards an older population since the census in 2001, with a greater percentage of over 45s and a smaller percentage of 25-44 and 0-14 year olds. Table A.1.1 shows the age range of the population within the AONB.

Table A.1.1 Age Range of the Population (2014)

Age Range	% of AONB Population
0-4	3.3
5-14	8.8
15-24	7.6
25-44	15.7
45-64	32.2
65-74	16.7
75+	15.7

Source: AONB Management Plan SEA 2014

The table shows that the largest percentage age group is 45-64. The shift towards an older population is not unique to the area and is representative of the growing older population across the North West and nationwide. Nonetheless the demographic for the area is particularly skewed toward the elderly; the AONB has fewer children and younger people and a greater percentage of people over 65 than Cumbria, Lancashire or nationally.

The issue of a rising proportion of older people and corresponding reduction in those of 'working age' is particularly prevalent in South Lakeland where >30% of the population are over 60 (South Lakeland SA Scoping Report).

Key villages within the AONB include Storth/Sandside and Beetham to the north; Arnside to the west; Silverdale to the south west Yealand Redmayne to the east; Yealand Conyers to the south east and Warton to the south. These villages lie within the following wards: Arnside and Beetham, Silverdale and Warton. Table A.1.2 shows the populations of these wards.

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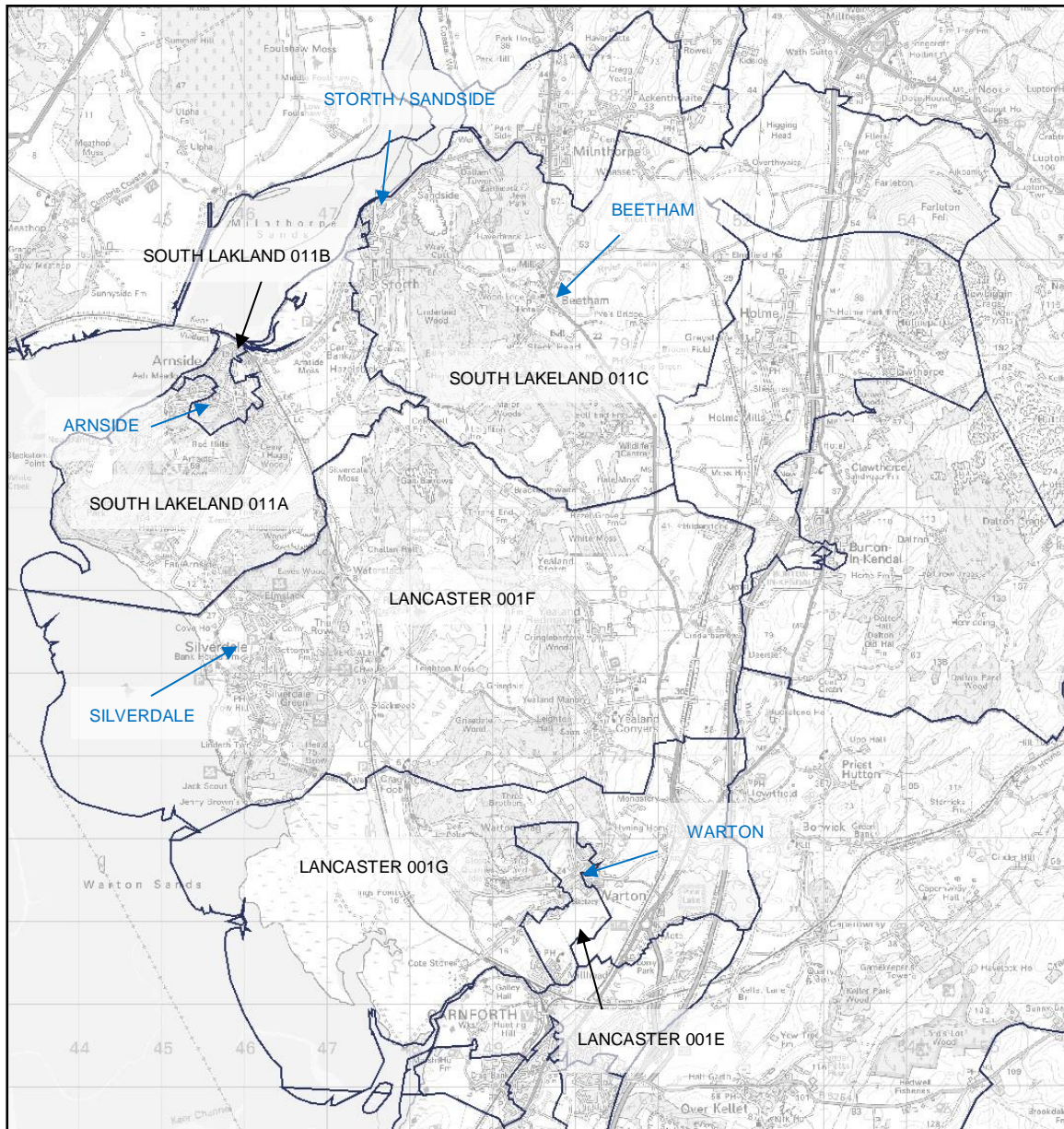
Table A.1.2 Population of Wards, AONB, Mid 2013 Estimate

Ward	Population
Arnside & Beetham	4,095
Silverdale	2,061
Warton	2,342

Source: ONS

The population density per hectare within Arnside and Beetham is 1.36, 0.75 in Silverdale and 1.35 in Warton.

Figure A.1.1 Locations of LSOAs, AONB



Source ONS – Neighbourhood Statistics

The AONB is a largely rural area. The population density figures for the 6 Lower Super Output Areas (LSOAs) which cover the AONB's area are provided in Table A.1.3 below.

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Table A.1.3 Population Density (per ha) of 6 LSOAs, AONB (2001 & 2011)

	England Country	North West Region	Lancaster 001E Super Output Area Lower Layer	Lancaster 001F Super Output Area Lower Layer	Lancaster 001G Super Output Area Lower Layer	South Lakeland 011A Super Output Area Lower Layer	South Lakeland 011B Super Output Area Lower Layer	South Lakeland 011C Super Output Area Lower Layer
Density (Number of Persons per Hectare) ¹ Persons Rate Mar11	4.1	5.0	0.7	9.9	0.8	1.6	18.5	0.8
All Usual Residents ¹ Persons Count Mar11	53,012,456	7,052,177	2,035	1,094	1,266	1,531	1,063	1,524
Area (Hectares) ¹ Areas Hectares Mar11	13,027,843	1,410,535	2,746	110	1,620	944	57	2,007
All People ¹ Persons Count Apr01	49,138,831	6,729,764	2,016	1,112	1,203	1,517	1,041	1,467
Density (Number of Persons per Hectare) ¹ Persons Rate Apr01	3.77	4.77	0.73	10.06	0.74	1.55	18.11	0.73

Source ONS – Neighbourhood Statistics

Table A.1.4 Mean and Median ages for 2001 and 2011 of 6 LSOAs, AONB (2001 & 2011)

	England Country	North West Region	Lancaster 001E Super Output Area Lower Layer	Lancaster 001F Super Output Area Lower Layer	Lancaster 001G Super Output Area Lower Layer	South Lakeland 011A Super Output Area Lower Layer	South Lakeland 011B Super Output Area Lower Layer	South Lakeland 011C Super Output Area Lower Layer
All Usual Residents ¹ Persons Count Mar11	53,012,456	7,052,177	2,035	1,094	1,266	1,531	1,063	1,524
Mean Age ¹ Persons Years Mar11	39.3	39.5	50.8	43.8	46.1	55.2	52.7	50.2
Median Age ¹ Persons Years Mar11	39	39	56	45	48	60	58	54
All People ¹ Persons Count Apr01	49,138,831	6,729,764	2,016	1,112	1,203	1,517	1,041	1,467
Mean age of population in the area ¹ Persons Years Apr01	38.60	38.61	48.56	40.42	43.94	52.63	50.10	48.52
Median age of population in the area ¹ Persons Years Apr01	37.00	38.00	52.00	39.00	46.00	56.00	53.00	52.00

Source ONS – Neighbourhood Statistics

It can be seen from Table A.1.3 that the population density across the AONB varies greatly. This represents the contrast between very sparsely populated rural regions and the rural villages within the region. Although the majority of the LSOAs population density is well below the North West and national average, 5.0 and 4.1 respectively, the overall average, principally raised by Lancaster 001F and South Lakeland 011B, of 5.4 is higher than both areas.

Table A.1.4 shows provides an idea of the ethnic make-up within the AONB.

Table A.1.5 Ethnicity of 6 LSOAs, AONB (2011)

	Lancaster 001E Super Output Area Lower Layer	Lancaster 001F Super Output Area Lower Layer	Lancaster 001G Super Output Area Lower Layer	South Lakeland 011A Super Output Area Lower Layer	South Lakeland 011B Super Output Area Lower Layer	South Lakeland 011C Super Output Area Lower Layer
White; English/Welsh/Scottish/Northern Irish/British ¹ Persons Percentage Mar11	97.9	98.0	97.8	96.9	96.5	97.2

Source ONS – Neighbourhood Statistics

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It can be seen from Table A.1.4 that the area is predominantly made up of those who identify as White British. Compared to the North West and national averages of 87.1% and 79.8%, respectively, those who identify as White British across the 6 AONB LSOAs, averaged at 97.4%, is very high and indicates a low ethnic diversity within the region.

Data Gaps and Uncertainties

- There are no significant data gaps or uncertainties identified for this topic.

Key Issues and Opportunities

- The AONB has fewer children and younger people and a greater percentage of people over 65 than Cumbria, Lancashire or nationally.
- This is likely to have impacts on areas, such as: availability of health care provision, access to services, strain on public transport systems, labour force deficiencies, housing supply and need.

A.2 Education and Qualifications

The following baseline indicators have been used to characterise levels of education and attainment in the AONB:

- Pupils achieving 5 or more GCSEs at Grades A* - C including Mathematics and English (ONS – Neighbourhood Statistics).
- Percentage of people aged 16-74 who have attained either a Level Four or Level Five qualification⁹ (ONS – Neighbourhood Statistics).
- Percentage of the population aged 16-74 with no qualifications (ONS – Neighbourhood Statistics).
- Location and number of educational establishments, libraries (Lancashire County Council MARIO (Maps and Related Information Online) (2015), South Lakeland District Council Web Mapping (2015)).

Table A.2.1 shows the percentage of students within LSOAs which make up the AONB that achieved 5 A* - C by the end of KS4.

Table A.2.1 Pupils attaining 5 A* - C in LSOAs Covering the AONB (2012-13)

	Lancaster 001E Super Output Area Lower Layer	Lancaster 001F Super Output Area Lower Layer	Lancaster 001G Super Output Area Lower Layer	South Lakeland 011A Super Output Area Lower Layer	South Lakeland 011B Super Output Area Lower Layer	South Lakeland 011C Super Output Area Lower Layer
All Pupils at the End of KS4 Achieving 5+ A* - C Including English and Mathematics ¹ Persons Percentage Sep12-Aug13	80.8	x	68.4	x	62.5	x

Source: ONS – Neighbourhood Statistics

From the LSOAs where data is available it can be seen that on average 70.6% of pupils had attained 5 A*-C by the end of KS4 in the AONB area. Compared to the regional and national averages of 59.9 and 60.6, respectively, this is a high level of academic attainment.

Table A.2.2 Level 4 and Above Qualification Attainment in 6 LSOAs Covering the AONB (2011)

	Lancaster 001E Super Output Area Lower Layer	Lancaster 001F Super Output Area Lower Layer	Lancaster 001G Super Output Area Lower Layer	South Lakeland 011A Super Output Area Lower Layer	South Lakeland 011B Super Output Area Lower Layer	South Lakeland 011C Super Output Area Lower Layer
Highest Level of Qualification; Level 4 Qualifications and Above ¹ Persons Percentage Mar11	48.7	30.3	32.0	46.1	40.1	38.8

Source: ONS – Neighbourhood Statistics

⁹ First degree, higher degree, National Vocational Qualification (NVQ) levels 4 and 5, Higher National Certificate (HNC), Higher National Diploma (HND), Qualified Teacher Status, Qualified Medical Doctor, Qualified Dentist, Qualified Nurse, Midwife or Health Visitor

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Table A.2.2 shows that across the AONB area the average number of people gaining a level 4 and above qualification is 39.3%. Compared to the regional and national averages of 24.4 and 27.4, respectively, this is a good level of higher qualification attainment for the area.

Table A.2.3 shows the percentage of students within LSOAs which make up the AONB that have no qualifications.

Table A.2.3 No Qualifications Attained in 6 LSOAs Covering the AONB (2011)

	Lancaster 001E Super Output Area Lower Layer	Lancaster 001F Super Output Area Lower Layer	Lancaster 001G Super Output Area Lower Layer	South Lakeland 011A Super Output Area Lower Layer	South Lakeland 011B Super Output Area Lower Layer	South Lakeland 011C Super Output Area Lower Layer
No Qualifications ¹ Persons Percentage Mar11	13.9	18.7	20.7	14.3	15.9	17.6

Source: ONS – Neighbourhood Statistics

Table A.2.3 shows that across the AONB area the average number of people who have no qualification is 16.9%. Compared to the regional and national averages of 24.8 and 22.8, respectively, this is a low level of people with no qualifications for the area.

The educational establishments within the AONB include:

- Storth CE Primary School
- Beetham C Of E Aided Primary School
- Arnsdale National School
- Yealand Church of England Primary School
- Warton Archbishop Hutton's Primary School
- Bleasdale Special Needs School
- Silverdale St John's Church of England Primary School
- There are two libraries within the boundary of the AONB, there is the Arnsdale Library and the Silverdale Library. (Lancashire County Council MARIO South Lakeland District Council Web Mapping (2015)).

Data Gaps and Uncertainties

- Percentage of employees receiving job-related training in the last 4 weeks to NVQ level 4 or higher.
- Percentage 16-18 year olds not in education or employment training.
- Number and location of establishments offering life-long learning opportunities.
- Number of wards with Lower Super Output Areas (LSOAs) in the bottom 10% most deprived for education, skills and training deprivation

Key Issues and Opportunities

- Educational attainment in the AONB is good compared to regional and national levels and should be maintained.
- Low level of people with no qualifications and a good level of people with higher qualification attainment for the AONB when compared with national data.
- Access to education should to be maintained with growth in population within the AONB to ensure education provision continues to meet the needs of the local population.

A.3 Health

The following baseline data has been used to identify key trends:

- Health status of resident population (2011 Census and AONB Management Plan SEA, 2014)
- Distribution of GPs.
- Distribution of sports facilities.

At the time of the 2011 census 95.6% of people in the AONB reported being in either 'very good', 'good' or 'fair' health (Census 2011). This percentage is slightly above that in Cumbria and nationally (94% and 94.4% respectively) and significantly above that in Lancashire (75.2%). Comparisons cannot be made to the

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previous Census report in 2009, where 66.6% of usually residents reported their health as being ‘good’, as the basis for the figures has changed. Nevertheless the health figures for the area are very good. 4.4% of the AONB were reported to be in ‘bad’ or ‘very bad’ health.

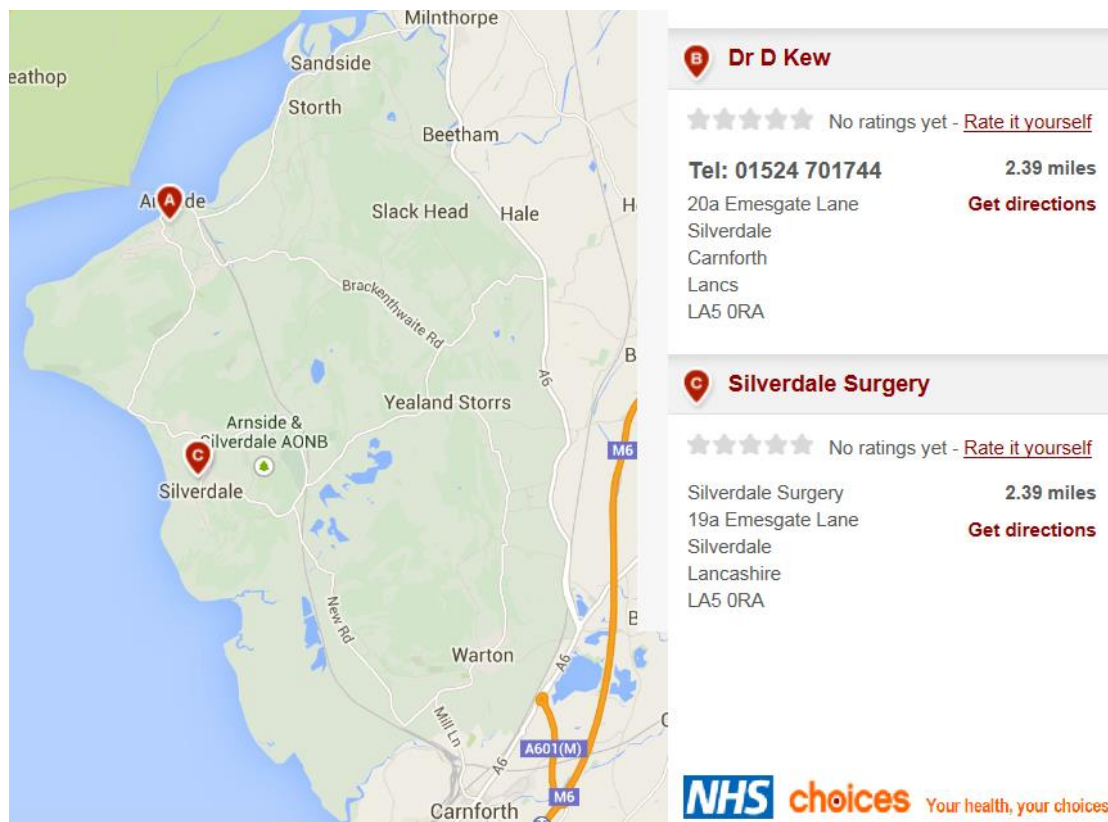
Table A.3.1 No Qualifications Attained in 6 LSOAs Covering the AONB (2011)

	England Country	North West Region	Lancaster 001E Super Output Area Lower Layer	Lancaster 001F Super Output Area Lower Layer	Lancaster 001G Super Output Area Lower Layer	South Lakeland 011A Super Output Area Lower Layer	South Lakeland 011B Super Output Area Lower Layer	South Lakeland 011C Super Output Area Lower Layer
Very Good Health ¹ Persons Percentage Mar11	47.2	46.5	46.5	44.2	46.2	38.5	43.0	45.6
Good Health ¹ Persons Percentage Mar11	34.2	32.8	34.1	36.4	35.0	40.1	33.0	35.9
Fair Health ¹ Persons Percentage Mar11	13.1	13.9	14.9	15.2	13.0	17.6	19.0	14.3
Bad Health ¹ Persons Percentage Mar11	4.2	5.3	3.1	3.1	4.5	3.1	3.9	3.3
Very Bad Health ¹ Persons Percentage Mar11	1.2	1.5	1.4	1.1	1.3	0.7	1.1	0.9

Source: ONS – Neighbourhood Statistics

As discussed previously, the area has an ageing population which brings with it associated health pressures. This coupled with the AONB’s rural setting, put inevitable strain on local health services. In South Lakeland, for example, approximately a third of households have 1 or more persons with a limiting long-term illness (South Lakeland SA Scoping Report). A burgeoning older population is likely to cause similar pressures in the AONB area.

Figure A.3.1 GP Locations within Arnsdale & Silverdale AONB boundary



Source: NHS Choices

Figure A.4.2 shows there are two GP surgeries within the AONB boundary. These are Silverdale Surgery and Arnsdale Surgery (DR D Kew above). There are further GP Practices in Carnforth and Milnthorpe which are located just outside the AONB boundary.

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There is a cricket club at Silverdale and a tennis club at Arnside. There is a golf course and golf club in Silverdale as well as the Holgates Caravan Park which has a leisure centre on site. There is another leisure centre within the AONB which is the Fell End Holiday Park located just south of Slack Head. A recreation ground is located in Arnside which provides opportunity for local football and cricket clubs to play. There is also the Arnside Bowling Club which play at the memorial fields in Milnthorpe. There are no dedicated gyms within the AONB boundary.

Data Gaps and Uncertainties:

- Number of LSOAs in the bottom 10% most deprived for health deprivation and disability
- Life expectancy at birth for males and females for the period 2008 – 2010 (Lancashire Area Profiles, www.lancashire.gov.uk).
- The relationship between life expectancy and inequality.
- Percentage of population with a long-term limiting illness.

Key Sustainability Issues and Opportunities:

- Overall health in the area is very good
- The percentage of people reported to be in ‘very good’, ‘good’ or ‘fair’ health is slightly above that in Cumbria and nationally and significantly above that in Lancashire.
- A growing older population is likely to increase pressure on local health provisions. Coupled with the rural nature of the AONB this could potentially become a difficult issue to tackle – it is a problem experienced more widely in South Lakeland, for example.
- Access to doctors’ surgeries and dentists within the rural areas is more limited and could be improved. This is particularly important for the AONB’s elderly population.
- The rural nature of the AONB could mean healthcare issues may become a difficult to tackle logistically.
- There are opportunities to further promote access to outdoor recreational pursuits in open areas within the AONB to benefit the health of the local population.
- There are also opportunities to further promote walking and cycling across the AONB.

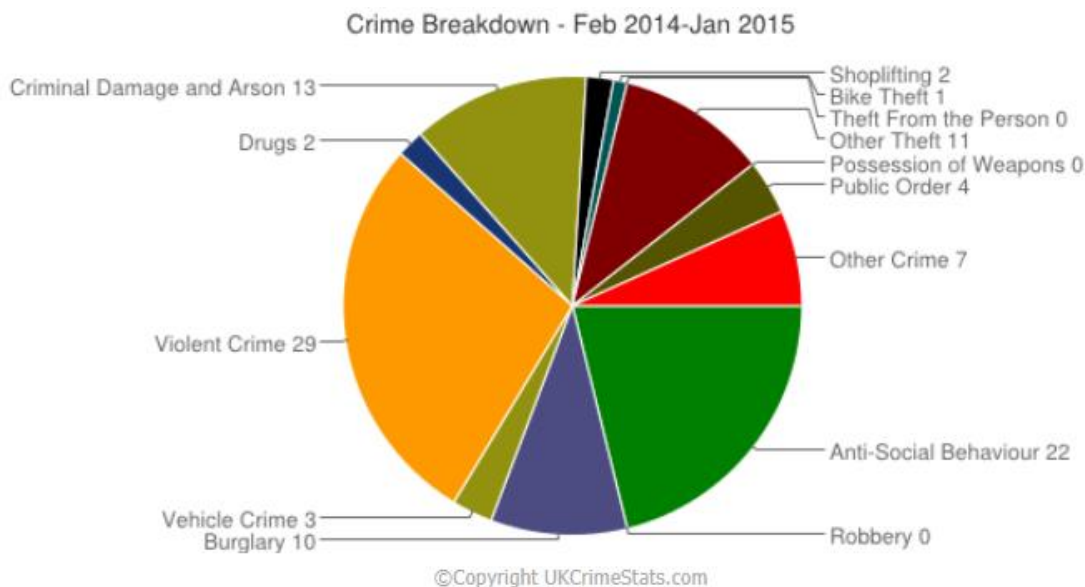
A.4 Crime

The following baseline data has been identified:

- Crime Breakdown detailing number of offences forward level within the AONB.

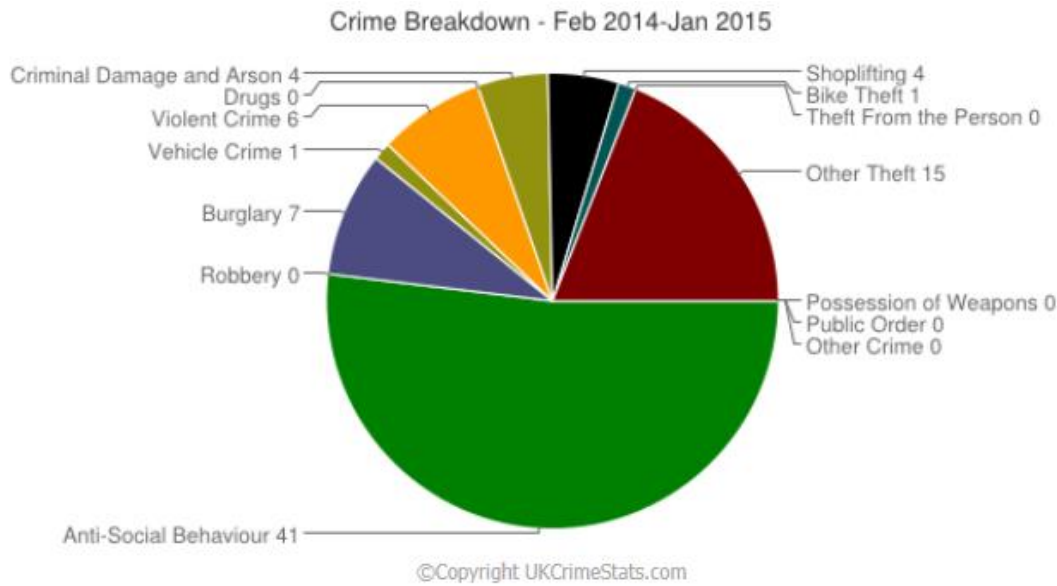
Figure A.4.1, A.4.2 and A.4.3 show the crime breakdown for Arnside and Beetham, Silverdale and Warton from February 2014 to January 2015.

Figure A.4.1 Crime Breakdown for Arnside and Beetham



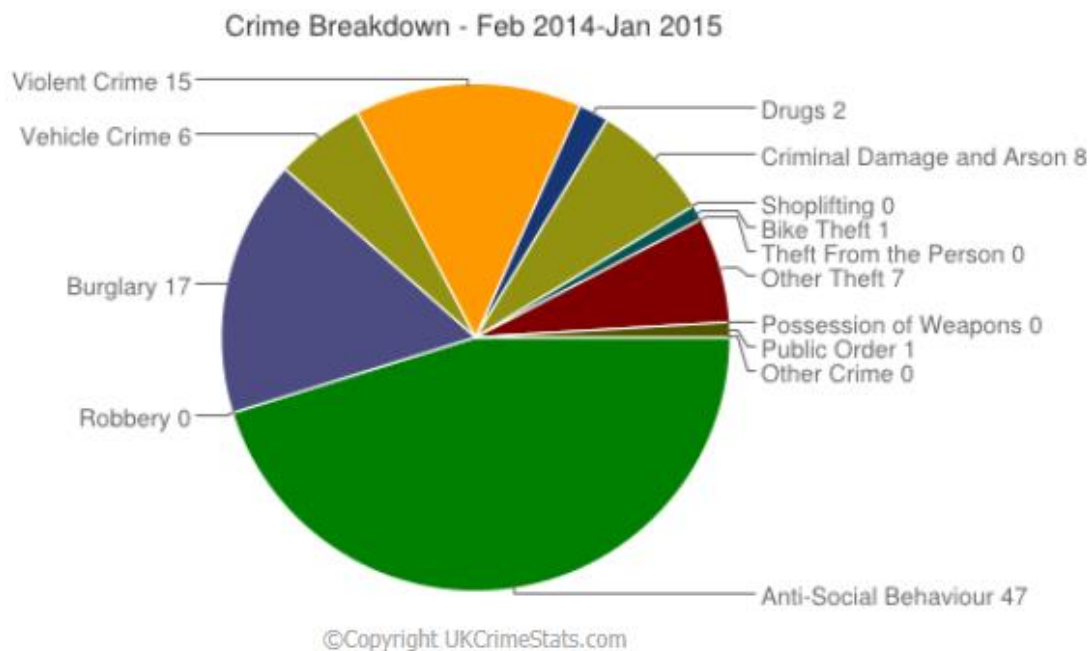
Source: UK Crime Stats

Figure A.4.2 Crime Breakdown for Silverdale



Source: UK Crime Stats

Figure A.4.3 Crime Breakdown for Warton



Source: UK Crime Stats

The figures show that the most prevalent form of crime in Silverdale and Warton in the last year was anti-social behaviour with 41 and 47 cases respectively. In Arnside and Beetham there were 22 cases of anti-social behaviour.

Data Gaps and Uncertainties

- Number and distribution of LSOAs in the bottom 10% for crime deprivation.
- Crime rates compared with regional levels of crime.

Key Sustainability Issues and Opportunities

- Crime levels in the AONB are lower than national and regional levels for the AONB.
- Anti-social behaviour makes up the largest proportion of offences within the AONB. Further work is needed to reduce such problems.

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- Although incidences of crime and disorder are not high in the AONB, its rural nature means that there is a need to ensure that access routes, footpaths etc. are well marked and not unduly isolated to reduce opportunities for crime.
- Communities should be safe working and living environments.

A.5 Water

The following baseline indicators have been used to characterise the water environment in the AONB:

- Distribution of areas at risk of fluvial flooding (Environment Agency Flood Map).
- River catchment areas.
- Bathing water quality (Environment Agency¹⁰, www.lancaster.gov.uk and AONB Management Plan SEA 2014).

Within Arnside & Silverdale AONB, particularly within the Hawes Water and Leighton Moss catchments, agricultural diffuse pollution and septic tank outflows continue to contribute to poor water quality and eutrophication. The water quality in Leighton Beck has not yet been fully established as comprehensive monitoring has only recently commenced. It is likely however to be subject to the same types of pollution as Hawes Water and Leighton Moss. Only 6.1% of the length of river within the AONB (8.493km) has 'high' or 'good' status (Environment Agency). The single water body, Hawes Water, has 'moderate' status. There are no standing waters (lakes and SSSI ditches) with 'high' or 'good' status and there is one with moderate status. There is also one transitional water body with 'bad' status.

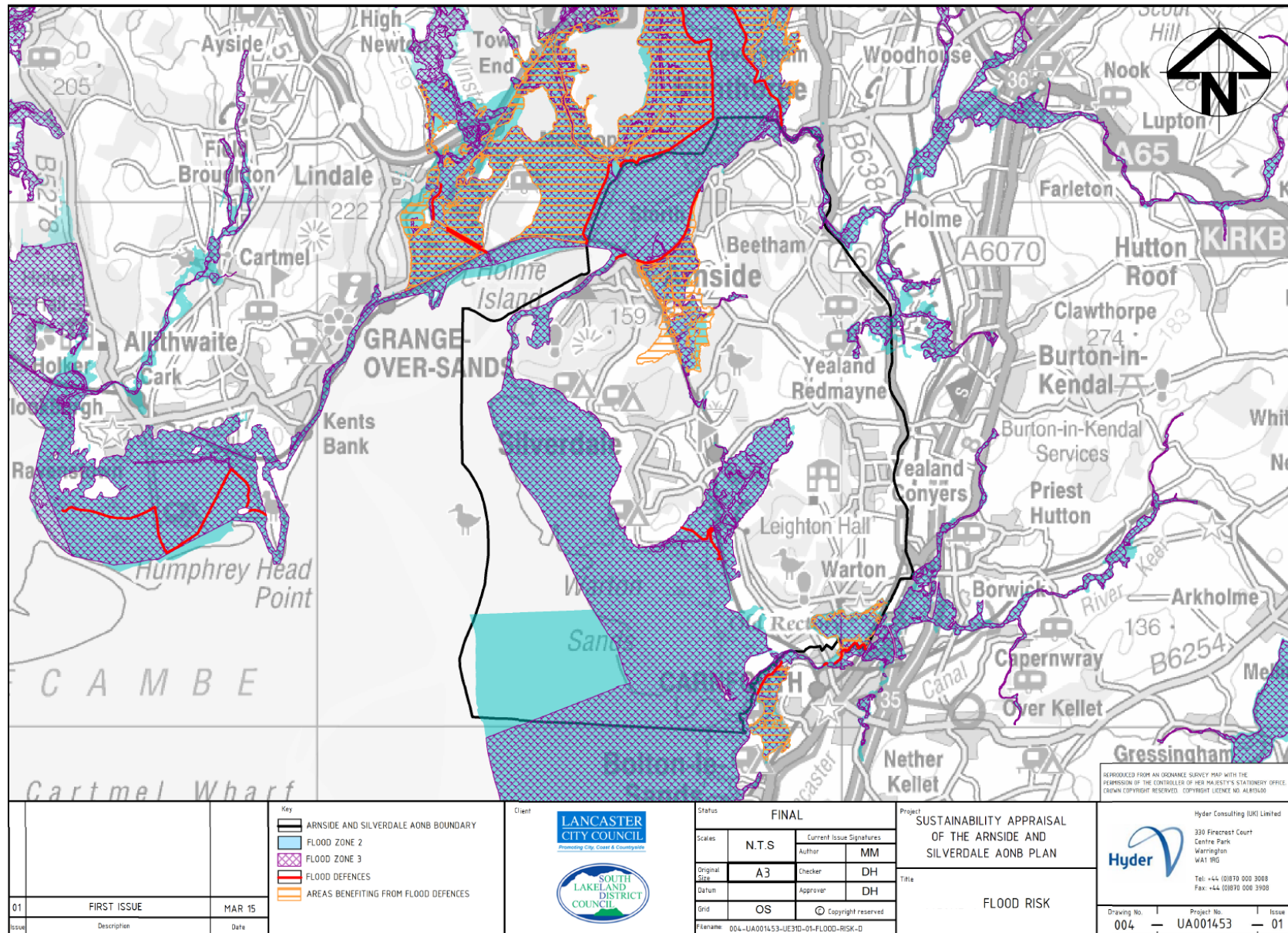
Abstraction from ground and surface water is not extensive within the AONB. Abstraction licensing strategies for South Cumbria and Lune and Wyre, Feb 2013, indicate that there is water available for licensing within the AONB area generally. However, there is no water available from Hawes Water and restricted water available from the River Bela. Licensing strategies remain unchanged since 2004, indicating no particular or increasing pressure on water resources in the AONB area. Both of the groundwater water bodies in the area are classified as being in 'good' condition. Overall, water resources are not considered to be an issue within the AONB (Environment Agency and AONB Management Plan SEA2014).

Fluvial flood risk is low within the Arnside & Silverdale AONB. Coastal flooding is a potential risk in certain low lying areas of the AONB. The current and future risk from tidal flooding is also likely to become exacerbated by climate change. It can be seen on figure A.5.1 that the area contains a number of areas at risk of flooding, from both rivers and sea. The issue of coastal flooding and salt water inundation of the low lying mosses within the AONB is cross cutting with climatic factors.

Figure A.5.2, which follows Figure A.5.1, shows the surface water flooding risk within the AONB in relation to the main settlements. Surface water flooding is what happens when rainwater does not drain away through the normal drainage systems or soak into the ground, but lies on or flows over the ground instead. From Figure A.5.2, it can be seen that there is a large area of Leighton Moss which is to the south east of Silverdale which is at risk from surface water flooding. Leighton Moss is designated as a Site of Special Scientific Interest (SSSI) and is a wetland area where the soil is saturated with water. Parts of this area include moderate amounts of medium risk and some concentrated areas of high risk. There are also some areas to the south east of Warton and some small pockets around Arnside which register high levels of risk, Areas at high risk of flooding have a greater chance of flooding than 1 in 30 (3.3%). Areas at medium risk of flooding have a chance of flooding of between 1 in 100 (1%) and 1 in 30 (3.3%). Both medium and high risk levels of flooding can be difficult to predict, much more so than river or sea flooding.

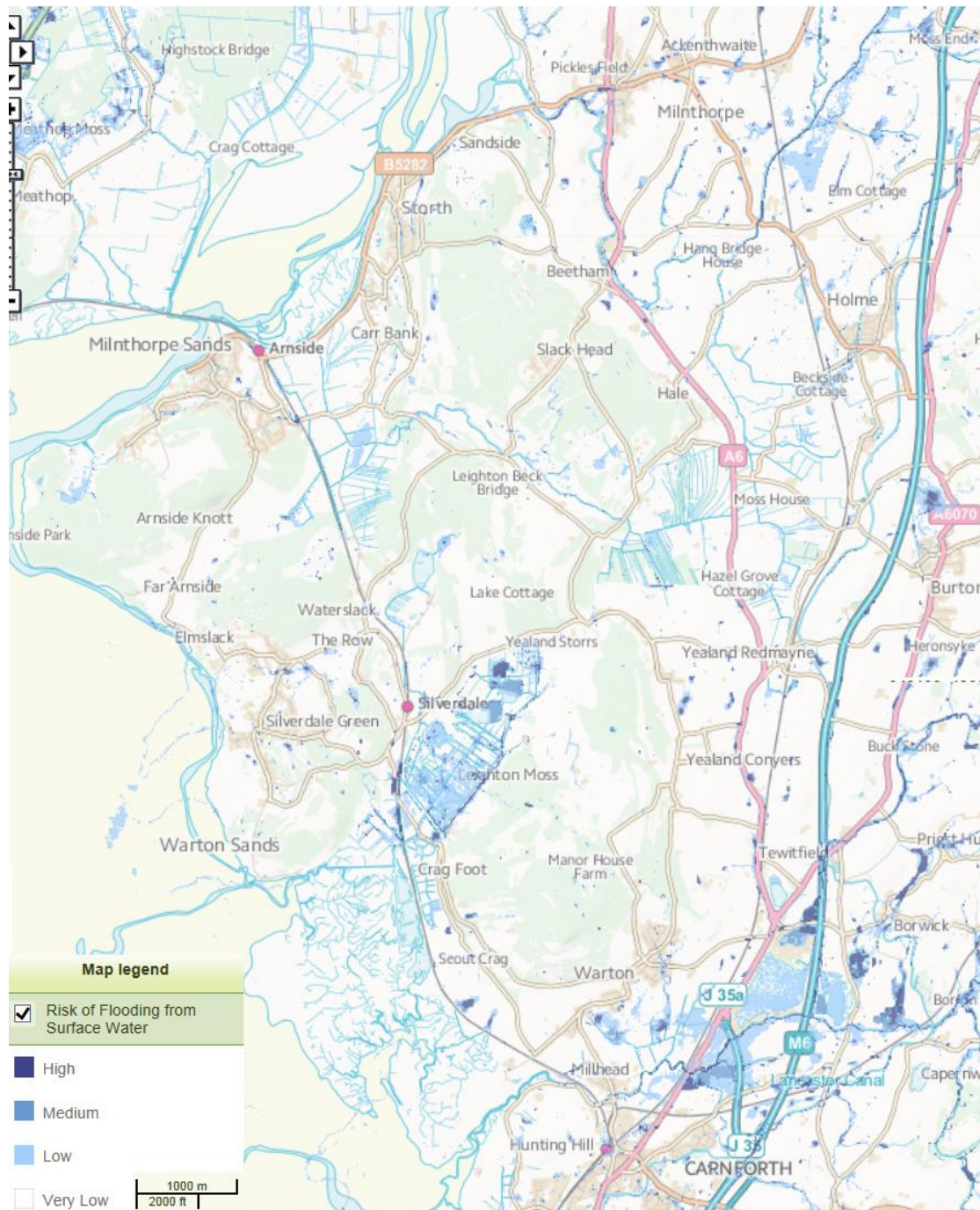
¹⁰ http://maps.environment-agency.gov.uk/wiyby/wiybyController?x=347500.0&y=461500.0&topic=coastalwaters&ep=map&scale=3&location=Lancaster,%20Lancashire&lang=_e&layerGroups=default&textonly=off#x=345463&y=464027&lg=1,&scale=4

Figure A.5.1 Flood Map (Rivers and Sea) Arnside & Silverdale AONB



Source: Environment Agency

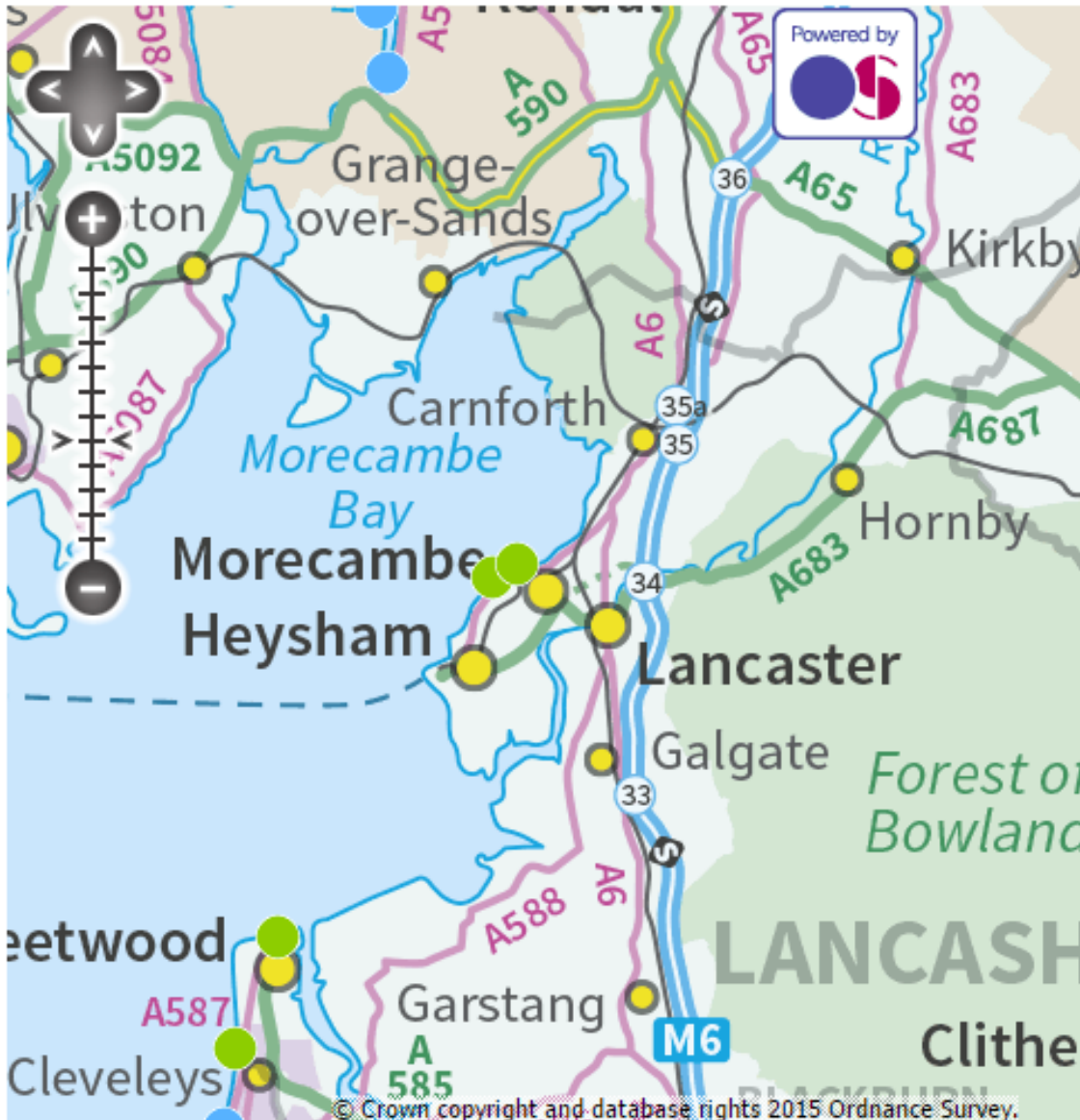
Figure A.5.2 Risk of Flooding from Surface Water within Arnside & Silverdale AONB



Source: Environment Agency

Bathing water quality is not monitored within the AONB but is monitored in two locations close by: north Morecambe and south Morecambe between May and September. Monitoring has been undertaken at these locations since 1988. In 2014 the bathing water quality at these monitoring locations met the minimum standard requirement (Environment Agency). See Figure A.5.3.

Figure A.5.3 Bathing Water Quality at Morecambe Bay



Key: annual compliance results for 2014 season:

● higher standard, ● minimum standard, ● fail, ● closed

Source: Environment Agency

Date Gaps and Uncertainties

- Occurrence of coastal Flooding events.
- Daily domestic water use.
- Number of planning applications granted permission contrary to Environment Agency advice.
- Number of new developments incorporating Sustainable Drainage Systems (SuDS).

Key Sustainability Issues and Opportunities

- Poor water quality, particularly in Hawes Water and Leighton Moss catchments, are an issue in the AONB. Opportunities should be sought to tackle the main contributory factors, agricultural run-off and septic tank overflow, to try and improve the areas water quality.
- Coastal flooding poses a risk to the area however risk of fluvial flooding is low. Appropriate upland ‘soft’ management techniques should be undertaken together with any necessary ‘hard’ management to ensure the area is adequately safeguarded from the risk of flooding – particularly with increased flood risks associated with modern day climate change.

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- Opportunities should be sought to tackle the main contributory factors to poor water quality. These include agricultural run-off and septic tank overflow.
- New developments and households within the AONB should also be encouraged to minimise water use and to re-use rainwater where possible i.e. grey water recycling systems.
- When considering additional housing in Silverdale, the issue of septic tanks and impact on water quality in the estuary should be considered and the potential connection to mains sewerage.
- Areas at risk from flooding should be protected from development that would increase that risk. New developments should be encouraged to use green infrastructure such as SuDS to manage runoff and further reduce flood risk.
- Bathing water quality at the two monitoring locations continues to meet the required standard. There is potential to improve this further to achieve the 'guideline' quality certification.
- There has been no change in licensing strategies indicating that there is no particular or increasing pressure on water resources in AONB area.

A.6 Soil and Land Quality

The following baseline indicators have been used to characterise the soil and land quality conditions across the AONB:

- Distribution of best and most versatile agricultural land (Lancashire Area Profiles, www.lancashire.gov.uk and www.magic.gov.uk).
- Soil types within the AONB (AONB Management Plan SEA 2014)
- Total number of farm holdings within the AONB (AONB Management Plan SEA 2014)
- Land use within the AONB (AONB Management Plan SEA 2014)
- Farm size and livestock numbers (AONB Management Plan SEA 2014)
- Environmental Stewardship Agreements (Natural England Framework for Monitoring Environmental Outcomes in Protected Landscapes 2014)
- Number of geological SSSIs and Local geological/geodiversity sites (LGS). (Natural England Framework for Monitoring Environmental Outcomes in Protected Landscapes 2014)
- Woodland management and forestry techniques (AONB Management Plan SEA (2014)

Carboniferous Limestone bedrock underlies the Arnside & Silverdale AONB and unifies its character. There are 16 Limestone Pavement Orders within the AONB which protect limestone pavements, covering nearly 16% of the area. Many of these sites are also SSSIs and five form part of the Morecambe Bay Pavements SAC.

Two SSSIs are of particular geological interest – Trowbarrow Quarry of which 100% of the 7.46 ha area is in favourable condition, and Hale Moss Caves of which 100% of the 22.38 ha has been assessed and declared in favourable condition. Trowbarrow Quarry has geological features of interest including faults, folds, fossils and apparent paleo-karst. Hale Moss Caves are also of high geological interest due to the systems of small caves which developed in the steep cliff-like limestone bluffs. These once formed the margin of the Hale Moss Polje lake and provide Britain's only examples of the feature.

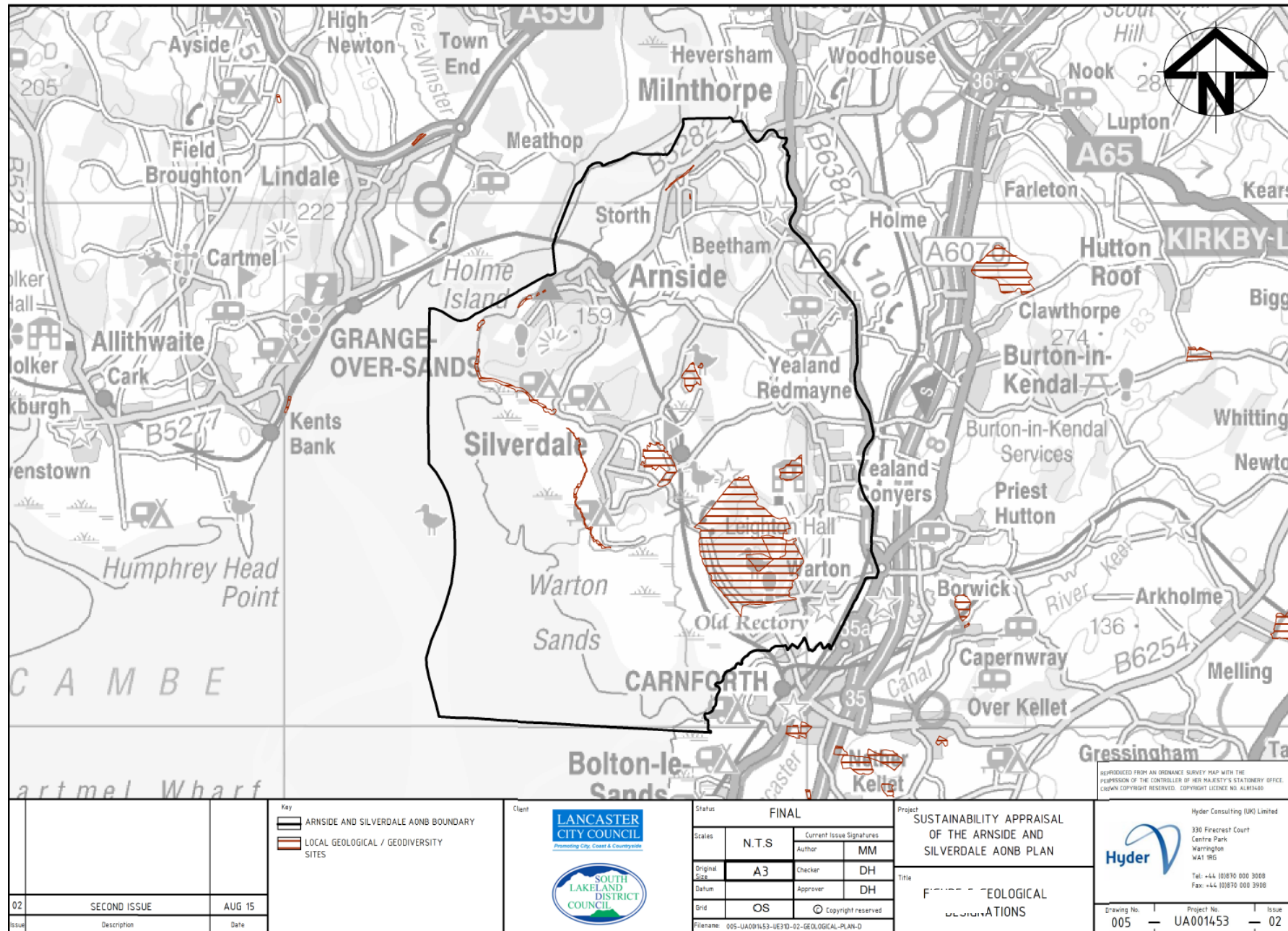
There are also seven LGSs which cover 9.8% of the terrestrial AONB and 429 ha. These are shown in Figure A.6.1 on the following page. All the LGSs are in good condition or are under positive management.

Features of geological interest which also contribute to the landscape character of the AONB are the low limestone cliffs along the coast, solution hollows (or dolines) in the limestone, sea caves, erratic boulders and Carboniferous limestone fossil assemblages.

Soils within the AONB are generally thin and free draining. Permanent pasture, particularly on species rich limestone grassland, provides effective erosion control, often on vulnerable sites where the depth of soil is very shallow and, being present over limestone, are prone to drought. Peaty soils are present under the low lying mosses such as Arnside Moss, Silverdale Moss, Hale Moss and Leighton Moss. Some of these deep peat soils are more or less permanently waterlogged. Others are drained by open ditches, although flooding still occurs periodically.

Woodland is a key component of the Arnside & Silverdale landscape, covering around a third of the terrestrial AONB. Semi-natural ancient woodland is very important in the area and the AONB has 45 plantations on ancient woodland sites (PAWS). Much of the woodland is on difficult to manage and sensitive sites, in particular limestone pavement. (AONB Management Plan SEA 2014)

Figure A.6.1 Geological Designations



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Agricultural Land Classification within the AONB identifies 32% of the terrestrial AONB as Grade 3 (good/moderate), 40% as Grade 4 (poor), 23% as Grade 5 (very poor) and 5% as non-agricultural. There is no Grade 1 (excellent) or Grade 2 (very good) agricultural land within the AONB. A lack of high quality agricultural soils is reflective of the surrounding and constituent AONB areas. Both South Lakeland and Lancaster have low levels of high grade agricultural land. This deficiency can be seen in figure A.6.2.

The total number of farm holdings within the AONB is 43 and there has been an apparent decline in numbers since 2000. There are 22 grazing livestock (LFA) farms and 13 grazing livestock (lowland) farms there has also been a decline in dairy farms since 2000. Land use within the AONB includes 1305 ha total farmed area; 2547 ha permanent grass; 100 ha temporary grass and 125 ha woodland. The total farmed area has increased by 38% since 2000 and grass remains the majority of land use.

Table A.6.1 shows farm sizes within the AONB.

Table A.6.1 Farm Sizes in Hectares (ha)

<5	>=5 and <20	>=20 and <50	>=50 and <100	>=100
6	14	6	7	10

Table A.6.1 shows that the majority of farms are within 5-20 ha and over 100 ha in size. There has been an increase in the number of large farms over 100 ha and a significant shift away from small holdings (<5 ha) (Defra Census 2010).

Table A.6.2 shows livestock numbers within the AONB.

Table A.6.2 Livestock Numbers

Total Cattle	Beef Herd	Dairy Herd	Total Sheep	Poultry	Horses
2935	177	568	12157	296	82

Table A.6.2 shows that there is a large number of sheep within the AONB. There has been an increase in cattle numbers of 7% and an increase in sheep numbers of 42% since 2000 (Defra Agricultural Census 2010).

The length of permissive linear access provided under existing Environmental Stewardship Agreements (ESAs) is 4015m and the area of permissive open access provided under existing ESAs is 18 ha (Natural England Framework for Monitoring Environmental Outcomes in Protected Landscapes, 2013).

Table A.6.3 Area managed under agri-environment agreements

Aspect measured	Area (ha)	
	2013	2014
AoNB GIS area	7,587	7,587
UAA area (% of AONB area)	3,616 (58%)	3,616 (57%)
Environmental Stewardship Scheme	(mutually exclusive areas)	
Entry Level plus Higher Level Stewardship	838	947
Entry Level Stewardship	475	342
Higher Level Stewardship	595	588
Organic Entry Level plus Higher Level Stewardship	88	86
Organic Entry Level Stewardship	99	99
Grand Total (% of AONB area)	2,095 (28%)	2,062 (27%)

Source: Natural England Framework for Monitoring Environmental Outcomes in Protected Landscapes

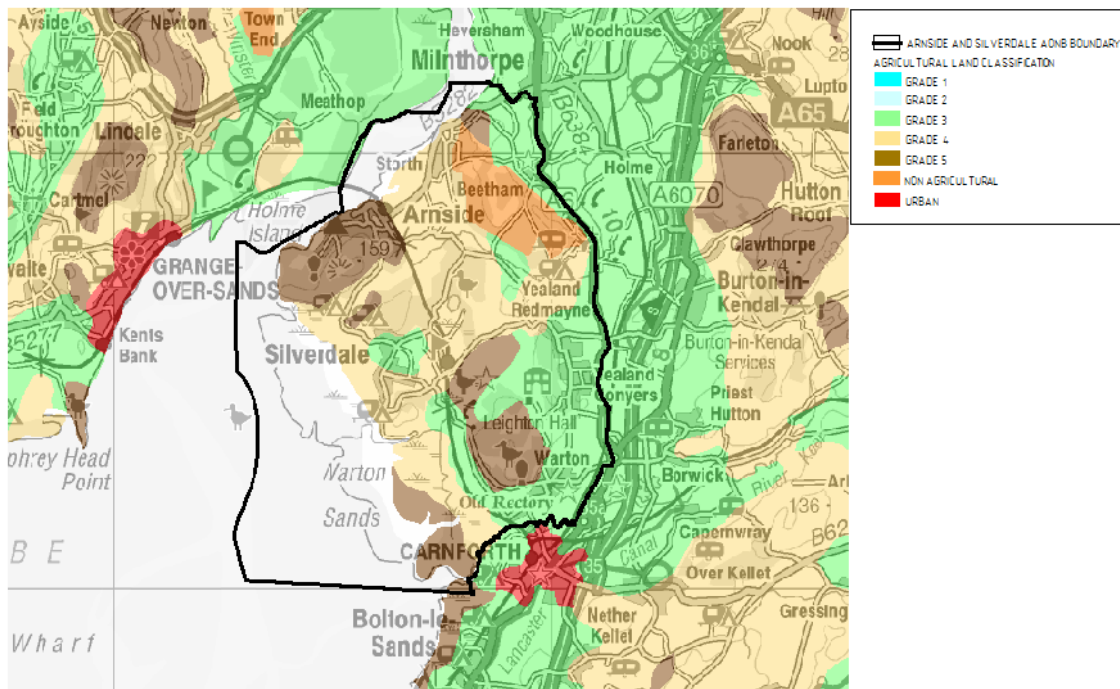
Table A.6.4 Total count of ES agreements

Scheme Type	2013 (count)	2014 (count)
Entry Level plus Higher Level Stewardship	16	18
Entry Level Stewardship	12	11
Higher Level Stewardship	2	2
Organic Entry Level plus Higher Level Stewardship	2	2
Organic Entry Level Stewardship	1	1
Grand Total	33	34

Source: Natural England Framework for Monitoring Environmental Outcomes in Protected Landscapes

The total area managed under agri-environment agreements is 2062ha (2014) which is a slight decline from the area under agri-environment agreements in 2013, at 2095. This area comprises of 34 agreements, which is up from 33 in 2013. 46% of this is under Entry Level and Higher Level Stewardship up from 40% in 2013. (Natural England Framework for Monitoring Environmental Outcomes in Protected Landscapes)

Figure A.6.2 Agricultural Land Classification



Source: Natural England

Projected increases in winter rainfall and drier summers may increase the susceptibility of soils. Increases in applications of pesticides and fertilisers have potential impacts on soils, water courses and biodiversity; the adverse impacts on watercourses are discussed in the previous section. Agri-environment payments help to minimise these risks.

Data Gaps and Uncertainties

- Key sources of Contaminated Land
- Distribution of areas known to have been subject to significant subsidence
- Area of previously developed vacant land, vacant buildings and derelict land and buildings.
- Area of land currently in use but with planning allocation/permission for redevelopment and with other known redevelopment potential.

Key Sustainability Issues and Opportunities

- The area contains a number of important geological and SSSI designations, particularly its limestone pavements which are offered protection under limestone pavement orders, of which there are 16 within the AONB. Opportunities should be sought to conserve and enhance these important sites/resource for the area.
- Woodlands cover approximately a third of the area of the AONB. Diseases such as Chalara dieback (Ash Dieback) are not present within the AONB but as ash woodlands are the dominant woodland type within the AONB this is a key issue which should be observed.
- High synthetic fertiliser/pesticide/herbicide etc. application rates can cause detrimental impacts on soils and surrounding watercourses. Although this is a problem in the area manure spreading is much more prevalent and can lead to manure run-off from farm fields and pollution to nearby water courses. To protect the soils, and the surrounding landscape, application of substances should be regulated and minimised wherever possible. The Code of Good Agricultural Practice (CoGAP) states techniques for minimising odour and ammonia losses and should be followed. The use of Agri-environment payments to help minimise these adverse impacts/risk should be maximised.
- Two SSSI designations are of geological interest within the AONB together with LGS. These designated sites are all in positive or favourable condition.

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- The Agricultural Land Classification within the AONB states no Grade 1 or Grade 2 soils are present. Permeant pasture provides effective erosion control often on vulnerable sites.
- Climate change is causing more severe droughts and more extreme rainfall events. To protect the AONB’s soils from adversely suffering from either or both of the impacts of these effects active management should be undertaken to protect the landscape.
- Opportunities should be sought to protect and enhance important sites designations and resources for the area.
- Where previously developed sites exist, the aim should be to continue to remediate and re-use them, although this decision should be made on a site-by-site basis as some brownfield sites may now have developed significant biodiversity interests.

A.7 Air Quality

The following baseline indicators have been used to identify environmental conditions and key trends:

- Number and distribution of Air Quality Management Areas (AQMA’s) (Air Quality Archive¹¹)

Air quality affects the state of the natural environment and has implications for human health. The Air Quality (England) Regulations 2000 place a duty on local authorities to review and assess air quality for seven pollutants and ensure that standards and objectives laid down for each will be met. There are no AQMA’s within the AONB designation and therefore air quality monitoring is not carried out within the AONB by either South Lakeland District Council or Lancaster City Council. Air quality is not considered to be a current issue within the AONB.

Across the surrounding areas the air quality overall is of high quality. The pockets of poorer air quality in, for example, Lancaster and South Lakeland are principally around areas of high traffic congestion. With the Arnsdale & Silverdale AONB being much more rural this is very unlikely to be an issue.

Across England, combined air quality scores are monitored for all LSOA’s using data derived from the National Atmospheric Emissions Inventory. The indicator uses measures of emissions of four main pollutants (benzene, NO2, sulphuric dioxide and PM10). Modelled estimates of the annual mean concentrations for each of the pollutants in each LSOA were then derived and compared to World Health Organisation Guidelines for pollutants that represent ‘safe’ concentrations to produce an overall quality score. Values greater than 1.0 constitute an ‘unsafe’ concentration and values of less than 1.0 indicate that the pollutant is below the objective set and is, therefore, ‘safe’. The scores for each pollutant are then added to derive an overall score for the LSOA. Table A.7.1 presents the results for the LSOA’s within the AONB.

Table A.7.1 Combined Air Quality Indicator Scores for 2010

Ward	LSOA	Air Quality Score
Warton	Lancaster 001E	0.48
Silverdale	Lancaster 001F	0.51
Warton	Lancaster 001G	0.52
Arnsdale & Betham	South Lakeland 011A	0.46
Arnsdale & Beetham	South Lakeland 011B	0.46
Arnsdale & Beetham	South Lakeland 011C	0.52

Source: ONS – Neighbourhood Statistics

The information in Table A.7.1 above shows that all of the LSOA’s within the AONB have scores of between 0.46 and 0.52 which means the pollutants are below objectives set and are ‘safe’.

Data Gaps and Uncertainties

There are no significant data gaps or uncertainties identified for this topic.

Key Sustainability Issues and Opportunities

- Air quality across the AONB and the surrounding region is good with pollutants below objectives set and classified as ‘safe’. This is not likely to change given the size of any future development.
- AQMA’s are not in place across the AONB due to air quality not being an issue.
- Effects on European sites from air pollution should be considered to ensure development does not adversely impact these designations.

¹¹ http://www.airquality.co.uk/laqm/laqm.php?action=submit&map_name=nweng&la_id=142

A.8 Energy and Climate Change

The following baseline indicators have been used:

- Predicted local impacts of Climate Change (AONB Management Plan SEA 2014)

Predicted changes to the climate have the potential to impact on many aspects of the AONB, including biodiversity, agriculture, forestry, human health and the historic environment. It is recognised that the full extent of the impacts will not be apparent in the short term. Predicted changes include a possible mean increase in summer temperatures of 2-4°C, milder winters, changes in rainfall distribution and seasonality, more extremes of weather and sea level rise.

The main impacts on the biodiversity of the AONB are expected to be changes in species ranges, and species abundance and timings of biological events as a result of increases in temperature, the impact of extreme weather events such as flooding, drought and storms and loss of inter-tidal habitat as a result of sea level rise. Flight times of butterflies are already thought to be altering in the AONB. Temperature changes and more extreme weather conditions could in the long term affect farming and forestry, changing the balance between arable and pastoral farming, influencing crops grown and stock kept. Tree species may alter over time as temperatures and rainfall patterns alter, affecting the forestry and woodland management practices of the area.

Impacts on the historic environment may include the increased likelihood of damage to foundations of both historic buildings and agricultural boundary walls through winter waterlogging and heavier rain events and new pest species which may affect the integrity of individual sites.

Although the impacts of climate change are anticipated to be varied and wide-ranging, exacerbation of current flood risk poses probably the greatest risk to the area. In South Lakeland, for example, 1.2% of the areas housing stock is at a greater than a 1in100 year risk of flood risk from river flooding – the highest categorisation bar being a functional flood plain (South Lakeland SA Scoping Report).

The Bittern Countryside Community Interest Company (BCCIC) is funding a Low Carbon Initiative, delivering a series of photo-voltaic projects for community buildings and Fact Sheets to raise awareness of the issues around energy resources, which will help lead to reductions in carbon emissions and positive benefits to air and climate (AONB Management Plan SEA 2014).

Data Gaps and Uncertainties

- Annual average domestic gas and electricity consumption per consumer.
- Annual gas and electricity consumption in the commercial/industrial sector.
- Applications for renewable energy developments.

Key Sustainability Issues and Opportunities

- Predicted climate changes has the potential to impact on many aspects of the AONB including biodiversity, agriculture, forestry human health and the historic environment.
- Climate change could lead to potential changes in species ranges and abundance as well as timing of biological events due to an increase in temperature.
- Loss of intertidal habitat as a result of sea level rises could present a constraining issue for species.
- Temperature changes could affect farming and forestry in the longer term.
- Damage may be more likely to the historic environment due to waterlogging and new pest species which affect the integrity of recognised sites.
- Reducing the carbon footprint through energy conservation and efficiency and the promotion of appropriate renewable energy sources should be a priority for the AONB.
- To increase the production of energy from low carbon and appropriate renewable sources
- New developments should be encouraged to include sustainable design principles.
- Reducing motorised road transport on the AONB's roads and encouraging more sustainable modes of transport would contribute to reducing the effects of climate change.
- Due care must be given to the conservation of biodiversity, landscape and heritage resources when identifying sites for renewable energy projects.
- Green infrastructure is important and delivers a number of multifunctional benefits – Note this is a cross-cutting issue.

A.9 Biodiversity, Flora and Fauna

The following baseline indicators have been used to characterise conditions within and surrounding the AONB:

- Number and distribution of designated sites including Special Areas of Conservation (SACs), Special Protection Areas (SPAs), Ramsar sites, Site of Special Scientific Interest (SSSI), National Nature Reserves (NNRs) Local Nature Reserves (LNRs) (AONB Management Plan SEA 2014)
- Condition of SSSIs (AONB Management Plan SEA 2014).
- Priority Habitats within the AONB and the condition (Natural England, 2014).
- Areas of woodland, including ancient woodland (Natural England, 2014).

The Arnsdale & Silverdale AONB is a nationally and regionally important core biodiversity resource which contains an unusually wide range of habitat types within a small area, creating a mosaic which is home to an outstanding variety of wildlife; over 100 species included on the list of England's priority species (S41 NERC Act) are known to occur regularly within the AONB.

Large areas of the AONB are of international importance. There are four Natura 2000 sites: two SACs - Morecambe Bay and Morecambe Bay Pavements and two SPAs - Morecambe Bay and Leighton Moss. The latter two are also Ramsar sites. The AONB is within a Nature Improvement Area (NIA) which is Morecambe Bay Limestones and Wetlands NIA. There are also many sites of national importance. There are 19 SSSIs (two of which are designated for geological reasons) which cover 54% of the whole AONB and 4026 ha and one NNR. In 2013, 64.2% of SSSIs were in favourable condition with 35.2% in recovering condition which shows an improving trend since 2009 when a total of 73% were in favourable or recovering condition. LNRs are of local importance, but their protection is afforded via national legislation – there are three LNRs: Trowbarrow Quarry, Warton Crag and Warton Crag Quarry. All of the LNRs are also covered by other designations, either as SSSIs or LWSs (see below).

The above sites are shown in Figure A.9.1 on the following page.

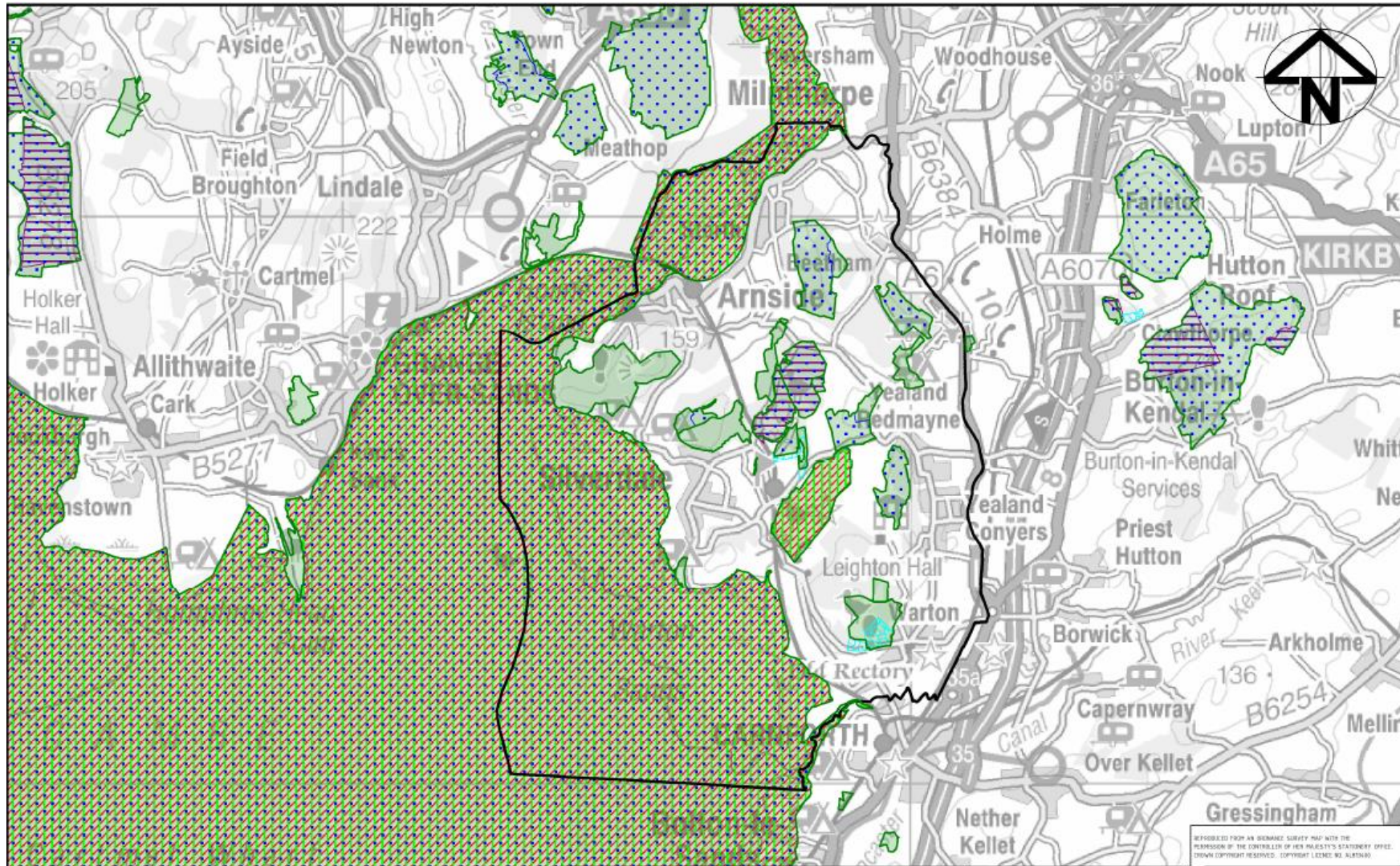
There are 64 Local Wildlife Sites (LWSs) in the AONB, which cover 20% of the terrestrial AONB area and 888 ha. There is currently no information on the condition of 55% of LWSs in Lancashire. Of the remainder of the LWSs, 14% are currently recorded as being in positive management.

The LWSs are shown in Figure A.9.2 which follows Figure A.9.1 (see next 2 pages).

Priority habitats within the AONB are:

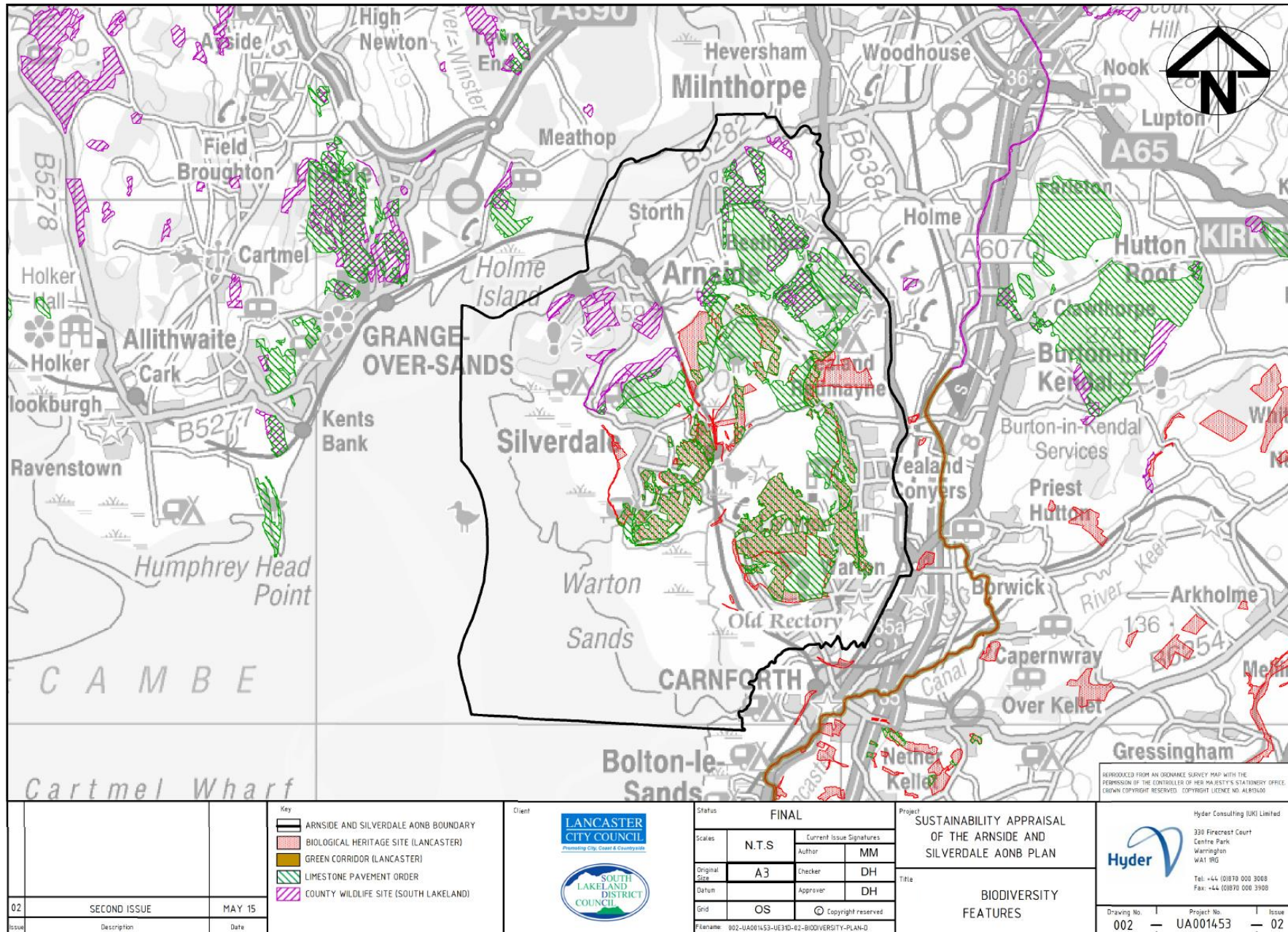
- Deciduous woodland
- Lowland wood pastures and parkland
- Traditional orchards
- Lowland heath
- Lowland meadows
- Lowland calcareous grassland
- Purple moor grass and rush pasture
- Lowland fen
- Reedbed
- Coastal and flood plain grazing marsh
- Coastal saltmarsh
- Maritime cliffs and slopes
- Mudflats
- Limestone pavement
- Hedgerows
- Oligotrophic lakes
- Ponds
- Rivers
- Inland rock outcrop and scree habitats
- Estuarine rocky habitats
- Wet woodland

Figure A.9.1 Ecological Designations



<p>02 SECOND ISSUE MAY 15</p>		<p>ARNSIDE AND SILVERDALE AONB BOUNDARY</p> <p>RAMSAR SITE</p> <p>SPECIAL AREA OF CONSERVATION</p> <p>SPECIAL PROTECTION AREA</p> <p>SITE OF SPECIAL SCIENTIFIC INTEREST</p> <p>NATIONAL NATURE RESERVE</p> <p>LOCAL NATURE RESERVE</p>	<p>LANCASTER CITY COUNCIL</p> <p>SOUTH LAKELAND DISTRICT COUNCIL</p>	<p>FINAL</p> <p>Scales: N.T.S.</p> <p>Original Size: A3</p> <p>Datum: OS</p> <p>Grid: OS</p> <p>Copyright reserved</p> <p>Filename: g01-UA001453-JE3D-02-ECOLOGICAL-PLAN-D</p>	<p>Project: SUSTAINABILITY APPRAISAL OF THE ARNSIDE AND SILVERDALE AONB PLAN</p> <p>Title: ECOLOGICAL DESIGNATIONS</p>	<p>Hyder Consulting (UK) Limited</p> <p>330 Fincrest Court Centre Park Warrington WA1 9SQ</p> <p>Tel: +44 (0)1870 000 3000 Fax: +44 (0)1870 000 3003</p>
Issue	Description	Date	<p>Drawing No: 001 Project No: UA001453 Issue: 02</p>			

Figure A.9.2 Biodiversity Features



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A 2009 hedgerow survey identified that there is 105.4 km of hedgerow within the AONB.

Woodlands cover around a third of the terrestrial AONB. Active woodland management has increased over recent years but 46% of the total woodland area is currently unmanaged. The total area of woodland is 1552 ha which 35.5% of the terrestrial AONB. This includes 1360 ha broadleaved; 67 ha conifer and 97 ha mixed. The area of Ancient Woodland and Ancient, Semi-Natural Woodland (ASNW) and Plantations on Ancient Woodland Sites (PAWS) within the AONB is shown in table A.9.1 (Natural England).

Table A.9.1 Area of Ancient Woodland and Ancient and Semi-Natural Woodland within AONB

	Area in ha	% Cover of Terrestrial
Ancient Woodland	660	15
ASNW	451	10
PAWS	209	4.8

Source: Natural England Framework for Monitoring Environmental Outcomes in Protected Landscapes

The table shows that Ancient Woodland cover 660 ha of the AONB, 15% of which is terrestrial. Ancient Woodland cover 9% of the total AONB.

Diseases such as Chalara dieback (Ash Dieback) are not present within the AONB but as ash woodlands are the dominant woodland type within the AONB this is a key issue which should be observed.

Of the woodland area within SSSIs, 44% is currently in favourable condition with 99% in favourable or recovering condition. Limestone grasslands make up nearly 20% of the terrestrial SSSI area within the AONB, with 58% in favourable condition and 99% in favourable or recovering condition.

Of the calcareous grassland within the AONB, 58% are in favourable condition and 99% are in favourable condition.

Of the freshwater wetlands within the AONB (fen, marsh and swamp) 5% are in favourable condition. A Diffuse Water Pollution Plan is in place which will address issues including diffuse agricultural pollution and lead to improvements in habitat condition.

There is anecdotal evidence that a number of invasive non-native species (INNS) are now present within the AONB such as Giant Hogweed and Himalayan Balsam. Monitoring and recording will be essential to ensure that the presence of INNS within the AONB remains limited and their spread is effectively controlled.

Surrounding the AONB are an abundance of important landscape designations home to a wide variety of important species and habitats. Lancaster District, for example, has approximately three quarters of its area covered by protected designations.

All Accessible Natural Environment (ANE) land including LNRs and NNRs, Forestry Commission and Woodland Trust Land accounts for 20% of the total AONB which is 1553 ha. This compares to 17% for all ANE land as a percentage of protected landscape area for all AONBs (Natural England Protected Landscape Monitoring Framework).

Landscape designation type and distribution can be seen on the constraints plan.

Data Gaps and Uncertainties

- Information on condition of LWSs.
- Data on tranquillity for the AONB.
- Key Priority species, and characteristic/notable species present.
- Area and connectivity of wildlife corridors and ecological networks.

Key Sustainability Issues and Opportunities

- The AONB’s natural environment is central to its character and designation. Conserving and enhancing it is paramount to the AONB’s future.
- There is a large percentage of nationally and locally protected areas, species and habitats present within the AONB.
- There are four Natura 2000 sites: two SACs - Morecambe Bay and Morecambe Bay Pavements and two SPAs - Morecambe Bay and Leighton Moss. The latter two are also Ramsar sites
- There are 19 SSSIs (two of which are designated for geological reasons) which cover 54% of the whole AONB and 4026 ha; one NNR; three LNRs; and 64 Local Wildlife Sites (LWSs) which cover 20% of the terrestrial AONB and 888 ha.

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- Woodlands cover around a third of the terrestrial AONB. Active woodland management has increased over recent years but 46% of the total woodland area is currently unmanaged. The area also contains a large number of other priority habitats.
- Diseases such as Chalara dieback (Ash Dieback) are not present within the AONB but as ash woodlands are the dominant woodland type within the AONB this is a key issue which should be observed.
- To continue the increase of the area's woodland that is in a favourable or improving condition.
- To continue the increase of the area's limestone grassland that is in a favourable or improving condition.
- There are large areas with high quality natural and biodiverse environments in the AONB that should be conserved and enhanced.
- Opportunities should be sought to develop robust ecological networks through habitat enhancement, expansion and the creation of buffer zones, linear corridors to link habitats. This will lead to improved species diversity and make the area more resilient to climate change allowing for greater movement of species within ecological corridors.
- The high quality of the environment provides opportunity to develop recreation and tourism in the AONB, although care should be taken to ensure that development is appropriate and does not adversely affect biodiversity resources.
- The condition of a number of SSSIs should be improved and opportunities should be sought to deliver biodiversity enhancements where possible, for example by improving the connectivity between designated sites and areas of open space.
- Opportunities should be sought to promote land management schemes where possible as these can lead to a number of environmental benefits and enhancements.
- Efforts should be made to maintain the increase in the number of SSSI's in favourable or unfavourable recovering position, with an overall aim of this being at 100%.

A.10 Cultural Heritage

The following baseline indicators have been used to characterise the cultural heritage baseline:

- Number of Listed Buildings, Scheduled Monuments (SMs), Conservation Areas and Registered Parks and Gardens (AONB Management Plan SEA 2014).
- Number of designated assets on Historic England risk register (At Risk Register, Historic England 2015).
- Historic designed landscapes (Arnsdale and Silverdale AONB Historic Designed Landscape Research Report, Bennis and Dyke, 1998)

Distinctive features of the cultural, archaeological and built heritage of the AONB make the area distinctive, reflecting the strong agricultural and industrial heritage. Scheduled monuments, listed buildings and a registered park and garden are all present within the AONB. Three conservation areas exist in the AONB, these are Warton, Beetham and the Yealands.

The designated heritage assets of the AONB are shown in Figure A.10.1 at the end of this section.

The cultural, archaeological and historic heritage of the AONB is one of the special qualities of the area and is integral to its character. The features that make the area distinctive reflect the strong agricultural and industrial heritage of the AONB and many are cross cutting with the special landscape of the AONB such as field boundaries (drystone walls and hedges), settlements (the layout of villages and hamlets and the building traditions of the area), designed landscapes, ancient woodlands, walls within woodland, traditionally coppiced woodland, orchards, limekilns and quarries.

Historic designed landscapes at Leighton Hall, Hazelwood Hall and Hynning Park are of significance and the registered parkland at Dallam Park is nationally important. Dallam is the only designated historic landscape within the AONB and is listed on English Heritage's National Register of Parks and Gardens. A research study by Bennis and Dyke in 1998 covered 63 sites within the AONB and categorised each site according to its level of historic importance.

Eleven sites are categorised as Level A sites, which are of exceptional interest and quality. Six of these sites are; Ashton (Beetham), Bleasdale House (Silverdale), Hazlewood (Silverdale), The Hynning (Warton), Leighton Hall (Carnforth) and Ridgeway Park (Silverdale), these six sites compare favourably with those on English Heritage's National Register of Parks and Gardens. The other five sites in this Level A category are also of national/regional significance and they are; Ash Meadow (Arnsdale), Beachwood (Arnsdale), Challan Hall (Silverdale), Cove House (Silverdale) and Woodlands (Silverdale).

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Category Level B sites are of particular importance and of local and/or regional significance include nine grouped sites. These include; The Promenade (Arnside), High Knott Road (Arnside) and Cove Road (Silverdale). These are all extremely important in providing strong visual features in the landscape and are significant contributors to regional and local identity. Other Category B sites include Yealand Manor (Yealand Conyers), Wood Close (Arnside), Windyridge (Silverdale) and St Oswald's Vicarage (Warton).

Sites in category Level C have gardens which are locally valuable in enhancing local character and identity. These sites include; The Birks (Arnside), Friend's Meeting House (Yealand, Mount Lindeth (Silverdale), Stankelt Road (Silverdale), The Shieling (Silverdale), The Tower (Silverdale), and West Lindeth (Silverdale).

Stoneycroft (Arnside) has been recorded however it is designated as 'not rated'. It is an example of where much of the original landscape has been lost to later development and the site is a primary example of a villa that has lost its setting and context.

Listed within the AONB are 655 Historic Environment Records including 10 Scheduled Monuments, 114 Listed Buildings, one Registered Park and Garden and many non-statutory archaeological sites. There are three Conservation Areas – Warton, Beetham and the Yealands. Up to date Conservation Area Appraisals (CAA) are available for Beetham and Warton. Table A.10.1 shows the Grades of Listed Buildings within the AONB.

Table A.10.1 Listed Building Grade

Grade	Number
I	6
II*	10
II	98

There are four sites in the AONB which are on the Historic England 'at risk' register (2015), including one Grade II Listed Building two Grade II* Listed Buildings. All four sites are listed as Scheduled Monuments. Progress has been made at Beetham Hall which is in generally satisfactory but with significant localised problems but Arnside Tower and Hazelslack Tower are in 'very bad' condition. The Iron Age fort on Warton Crag are in generally unsatisfactory condition with major localised problems (State of the AONB Report, 2013).

Pressures for development within the AONB are ongoing and there is continuing risk of damage to the rich archaeological resource and traditional character of settlements and individual buildings.

Cultural heritage assets make an important contribution to the diverse and distinctive character of the North West region. Between them Lancaster District and South Lakeland, for example, contain more than 15,000 listed buildings and over a 100 Scheduled monuments.

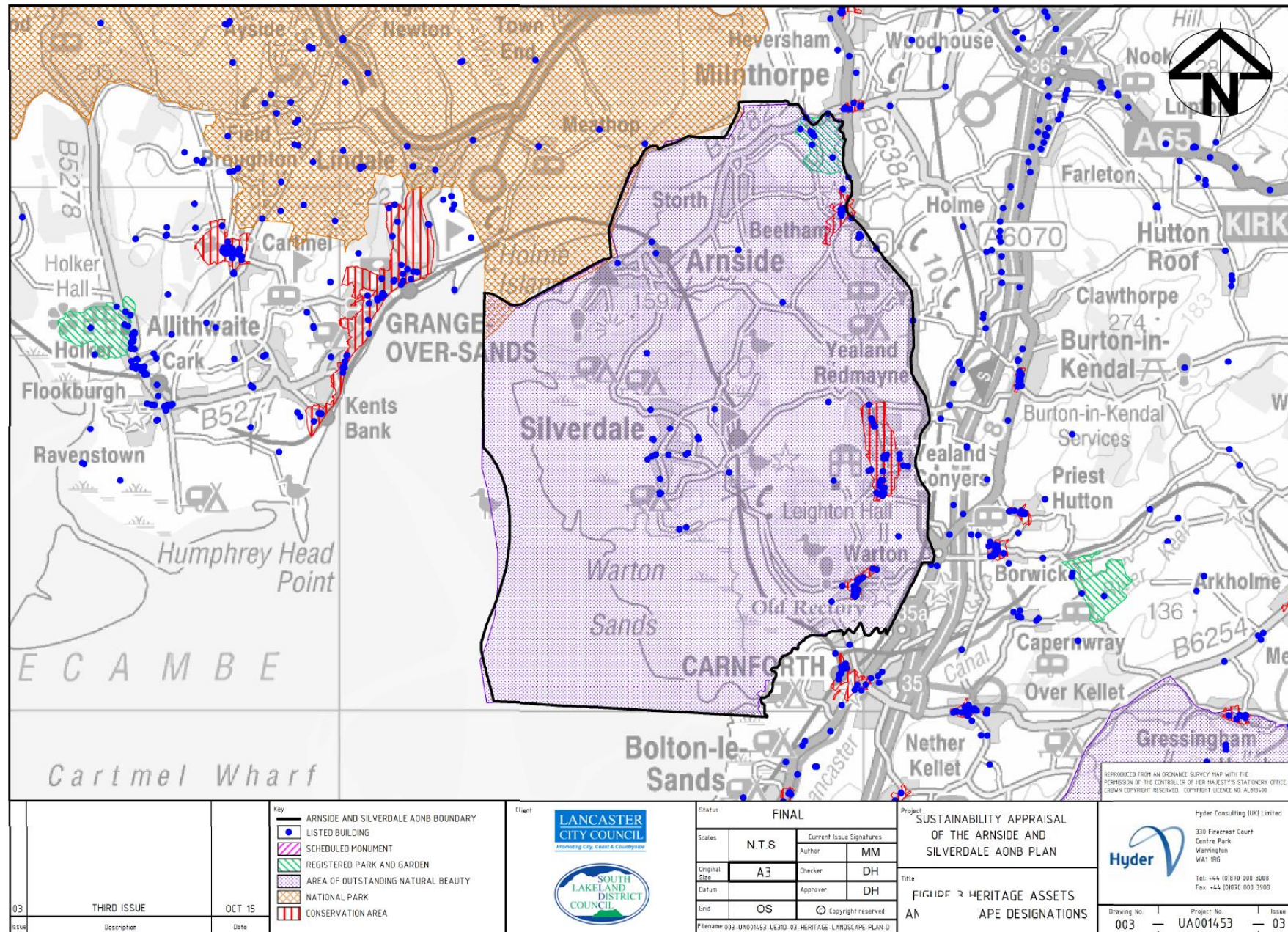
Data Gaps and Uncertainties

- Historic Landscape Characterisation.

Key Issues and Opportunities

- Cultural heritage assets and their setting should be appropriately conserved and enhanced where appropriate. Conservation or restoration efforts should continue to return the cultural assets within the AONB which are currently on the 'at risk register' back to better conditions so that they can continue to add to the areas cultural diversity and value.
- Parkland, designed landscapes and gardens within the AONB are at risk. Harm to the historic environment can be reduced through good land management and planning policies and decisions that take full account of the significance of the asset and its setting.
- In addition to protecting statutory sites it is important to ensure that the wider historic landscape is protected and also non-designated heritage and archaeological resources.

Figure A.10.1 Heritage Assets and Landscape Designations



A.11 Landscape

The following baseline indicators have been used to characterise the existing conditions:

- Landscape characterisation (AONB Management Plan SEA 2014).
- Agri-environment scheme coverage (AONB Management Plan SEA 2014)
- Areas disturbed by noise and visual intrusion (CPRE 2007)
- Morecambe Bay Limestones National Character Area (Natural England, 2015)

The Arnside & Silverdale AONB has a very distinctive landscape character which is made up of an intimate diverse mosaic of contrasting landscape types. There are improved agricultural pastures and intensively managed farmland with large semi-natural areas including inter-tidal sands and mudflats, saltmarshes and lagoons, coastal mosses and limestone pastures, species-rich limestone grasslands, limestone pavements, cliffs and escarpments and extensively wooded limestone hills. Its scenic qualities include the rarity and distinctiveness of its Carboniferous Limestone and the estuarine setting of the AONB.

The seascape of the AONB is also very important. Morecambe Bay is the largest intertidal area in the UK where four estuaries meet in a horseshoeshaped Bay of a spectacular scale and grandeur. Coastal saltmarsh and intertidal flats partly lie within the AONB but also extend westwards over a huge area of mud and sand - a kaleidoscope of water and light; sea and sky; sound, texture and colour. The coast is dominated by open skies that create an ever-changing backdrop: clear blue skies; swift-blown clouds on a windy day; blackening clouds before a storm; shafts of light shining through a gap in the cloud cover; or vivid sunsets which fill the sky and reflect on the shallow waters of the mudflats. Shining sandbanks, mudflats and constantly changing channels are alive with the evocative calls of curlews and flocks of waders and wildfowl keeping time with the ebb and flow of the tide (AONB Management Plan SEA 2014).

Spectacular views over Morecambe Bay and towards the Lake District to the west and north, and towards the Yorkshire Dales and the Forest of Bowland to the east and south, give the area an impressive setting. The small-scale yet complex nature of the landforms gives an intimate feeling within valleys and woodlands which contrasts with the open nature and expansive views from higher ground and along the coast

People have significantly influenced the AONB landscape in many ways, through settlement, quarrying and land management, and in particular, farming. The landscape comprises numerous individual features (sites, monuments and buildings) as well as broad patterns of field systems, settlements and woodlands. The form and layout of villages and hamlets in the area also contributes to the character and quality of the local landscape and there are strong vernacular traditions in the area including the design, construction and detailing of individual buildings. This style dates back to medieval times when some of the earliest stone buildings were built. Stoney buildings such as Hazelslack Tower, Arnside Tower, Leighton Hall and Beetham Hall. A strong local tradition of date stones, small 'fire windows', hood mouldings constructed over windows and 'slobbered masonry' used to weatherproof limestone rubble-wall buildings can be seen to be continued to be used by later generations. This has developed a key characteristic of local building styles within the AONB.

The earliest settlements, at Warton, Yealand Redmayne, Beetham and Hale, have a distinctive historic character, retaining a medieval linear form with a characteristic 'main street' that is still clearly evident.

Important features characteristic of the AONB landscape include: natural limestone features – limestone pavements, low coastal cliffs, solution hollows, erratic boulders, historic field patterns (particularly in the vicinity of Beetham, Hale, the Yealands and Warton), distinctive field boundaries, in particular dry stone walls and hedgerows, limestone kilns and ponds, walls within woodlands, mature infield, boundary and parkland trees, areas of traditionally coppiced woodland and areas of species-rich grassland such as hay meadows.

The Morecambe Bay Limestones National Character Area profile contains three areas of designated landscape. These are Lake District National Park, The Arnside & Silverdale AONB and the Forest of Bowland AONB. Arnside and Silverdale AONB covers 5,858 ha (15 per cent) of this NCA (Natural England 2015). These can be seen in Figure A.10.1 in the previous section.

The NCA is characterised by flat lowlands broken up by steep limestone escarpments many of which include exposures of limestone pavement. This landform owes its origins to two distinct geological processes. The limestone escarpments were formed by volcanic uplift associated with the periphery of the Lake District volcanic zone. These have been worn by glacial processes leaving exposed rocks with patches of glacial till. Below the escarpments the landform is depositional including areas of drumlin fields, both fluvial and estuarine sediments, interspersed with raised peat bogs.

Agri-environment agreements support conservation and enhancement of the landscape and may include for conservation of specific landscape features such as in-field trees or hedgerows. Agri-environment agreements within the AONB cover 2095 ha, 40% of the terrestrial area of the AONB (under 33 agreements). 40% of the 2095 ha is in Entry Level plus Higher Level Stewardship (ELS, HLS), 28% is in HLS and 9% in organic ELS and HLS.

The tranquillity of the AONB is one of its key features. According to CPRE (2006), the west of the AONB, along the coast, can be regarded as 'most tranquil' becoming slightly less tranquil towards the east and the A6.

Data on the percentage of the protected landscape that is relatively tranquil for its area was not available at the time of writing for the AONB however data from CPRE in 2007 revealed that 21.97% of Cumbria and 57.73% of Lancashire were disturbed by noise and visual intrusion.

Further data sourced from CPRE investigates areas disturbed by noise or visually. An Intrusion map was developed from this disturbance. Figures for this disturbance are presented below in Table A.11.1

Table A.11.1 National and North West calculations of areas disturbed by noise and visual intrusion

Region	Region Area (km ²)	Early 1960s	Early 1990s	2007	Percentage change 1960s - 1990s	Percentage change 1990s - 2007
		Disturbed area (km ²)	Disturbed area (km ²)	Disturbed area (km ²)		
North West	14922.52	4548.54	6185.73	7245.02	35.99%	17.12%
England TOTAL	132942.50	33934.00	53925.17	66339.54	58.91	23.02

The figures in Table A.11.1 show that although the area disturbed by either noise or visual intrusions has increased. For the North west the percentage change for this increase is 35.99% and 17.12% for the change between 1960s and 1990s and the change between 1990s and 2007 respectively. This is less than that for the percentage change for the total area of England which is 58.91 for the change between 1960s and 1990s and 23.02 for the change between the 1990s and 2007.

There are increasing pressures in the local area for renewable energy developments, particularly wind turbines and wind farms located on land adjoining the AONB which forms the setting of the designated landscape. These developments have the potential to negatively impact on views out from and the setting of the AONB. There is also ongoing pressure for other forms of development such as housing and tourism developments which have the potential to adversely affect landscape quality if not sited and designed appropriately.

Increasing visitor numbers and cars and changing recreational activities have the potential to lead to a decline in the tranquillity of parts of the AONB (AONB Management Plan SEA, 2014).

Data Gaps and Uncertainties

- Further information regarding tranquillity from CPRE
- Information regarding dark skies from CPRE
- Information regarding views out of the AONB
- Settlement character studies

Key Sustainability Issues and Opportunities

- The landscape character of the AONB has been influenced by man in many ways such as through settlement, quarrying, land management and farming, sustainable development of settlements and resource management must be made a priority to reduce the impact on landscape character.
- Protect and enhance the distinctive landscape character that combines a highly diverse mosaic of high-quality and contrasting landscape types such as; improved agricultural pastures; intensively managed farmland; with large semi-natural areas; low limestone hills; woodlands; wetlands and mosses; pastures; limestone pavements; coastal cliffs and intertidal flats. This will help to create a coherent and resilient

ecological network, retain a sense of place and maintain the strong relationship between the landscape and its underlying geology.

- Increased activity, noise and light pollution associated with some developments has the potential to adversely affect the tranquillity.
- It is important for landscape character and quality to be maintained and where possible restored and enhanced. The use and creation of new Agri-environment schemes should be encouraged as one way to aid the protection and enhancement of the areas landscape.
- Features important to the landscape and which give the AONB its local distinctiveness should be conserved, restored and enhanced.
- There are many outstanding and special scenic qualities within the AONB including the dramatic views over Morecambe Bay. But future development could impact these views and the setting of the AONB negatively and so locations for development should consider carefully the implications visually on the landscape. Pressures from development can lead to a decline in the landscape character of the AONB.
- The AONB's high quality landscape is an important resource for attracting visitors and enhancing the quality of life for residents. However an increase in visitor numbers which would bring more cars and recreational activities to the AONB may also lead to a decline in the tranquillity of the AONB.
- The distinctive settlement character is an identified special quality of the AONB for example the linear structure of Warton and the Yealands, the open dispersed nature of Silverdale. Development within the AONB should be complimentary of this where possible and thus conserve the distinctive character and special quality of the AONB.
- Views into, across, within and out of the AONB are very important and are one of the AONB's special qualities. Therefore they should be conserved and enhanced where possible.
- The setting of the AONB is also a very important feature and the landscape and seascape are both key landscape elements which help create this setting.

A.12 Minerals and Waste

- The following baseline indicators have been used to characterise the existing conditions:
- Active Quarries (Joint Lancashire Minerals and Waste Core Strategy, 2009 and Cumbria Minerals and Waste Local Plan, 2012)
- Recycling centres (Joint Lancashire Minerals and Waste Core Strategy, 2009 and Cumbria Minerals and Waste Local Plan, 2012).

There is one household recycling centre which is in Carnforth at the south eastern edge of the Arnside & Silverdale AONB boundary. There are additionally small recycling points within the villages for example located in Arnside. There is currently one active quarry within the AONB at Sandside, which is due to close in 2020. No further mineral extraction is planned within the AONB (Joint Lancashire Minerals and Waste Core Strategy, 2009 and Cumbria Minerals and Waste Local Plan, 2012).

Data Gaps and Uncertainties

- Levels of fly-tipping
- Amount of household waste collected per head
- Household waste recycling and composting achieved
- Volume of waste produced – total and sub-divided by sector.
- Data regarding the use of recycled and secondary materials in the construction industry.

Key Sustainability Issues and Opportunities

- Sandside Quarry is the only remaining active limestone quarry within the AONB, and is due for closure in 2020.
- No new mineral developments are planned within the AONB
- It will be important to ensure that appropriate restoration plans are in place following cessation of working at Sandside Quarry.
- There are no active landfill sites within the AONB and no new waste developments are planned.
- There is one household waste recycling centre within the AONB which is located in Carnforth. There are additionally small recycling points within the villages for example located in Arnside.

A.13 Transportation

The following baseline indicators have been used to characterise the existing conditions across the AONB:

- Public Rights of Way (PRoW), bridleways and footpaths (Lancaster City Council)
- Travel to work method statistics (ONS – Neighbourhood Statistics)
- Distribution of major transport systems – roads, airports, ports, rail etc (MAGIC maps)

There are 12.2km of bridleways, 90.5km of footpaths and 7.2km of byways and 17.7km of permissive paths within the AONB (Lancaster City Council).

Open access land is land which is mapped as 'open country' (mountain, moor, heath and down) or registered common land. The Countryside and Rights of Way Act 2000 (CROW Act) normally gives a public right of access to this land. There is 1,140 ha of open access land (with inaccessible land removed) which accounts for 15% of the total AONB. This compares to 14% of open access land as a percentage of the protected area for all AONBs (Natural England Protected Landscape Monitoring Framework 2013).

The Marine and Coastal Access Act 2009 enables the creation of an England Coast Path, a continuous, signed and managed route around the coast plus areas of spreading room. It is anticipated that work on the England Coast Path which will pass through the Arnsdale and Silverdale AONB will commence in 2015/2016.

The Morecambe Bay cycleway opened in June 2015 and is a fantastic new cycle way around Morecambe Bay. The Bay Cycle Way connects, signs and improves 130km of relatively flat cycle routes around the Bay. It is a new, family-friendly, long distance route, suitable for entry-level touring cyclists and is no. 700 on the National Cycle Network (NCN). The route runs from Walney, near Barrow, to Glasson, south of Lancaster.

The National Cycle Network (NCN) Route 6 runs through the area between Warton, Yealand Conyers and Milnthorpe. Parts of the Lancashire Cycleway and Cumbria Cycleway also pass through the AONB.

The road network within the AONB consists of local single carriageway roads with no 'A' classified road present and no motorway 'M' classified roads present. The A6 however does run along the eastern boundary of the AONB providing an important link to the M6 to the south and the A590 to the north.

There are two rail links within the AONB. These are Arnsdale railway station and Silverdale railway station. These stations connect to a rail line running north to south through the middle of the AONB. This provides connections to the TransPennine Express Ulverston Stations in the north west which lead onto Barrow. To the south there is a link to the TransPennine Express Carnforth railway station which provides links to Preston, Lancaster and Manchester to the south.

There are no seaports or airports found within the AONB boundary. The nearest seaport is in Heysham, Morecambe which is 14km to the south west. The nearest airport is Walney Island Airport which is circa 26km to the west. There are larger airports circa 100km to the south which are Manchester and Liverpool and there is Glasgow which is circa 250km to the north.

Table A.13.1 shows the method of travel to work used by residents of the 6 LSOAs which cover the AONB area.

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Table A.13.1 Travel to Work Method in the 6 LSOAs, AONB (2011)

	Lancaster 001E Super Output Area Lower Layer	Lancaster 001F Super Output Area Lower Layer	Lancaster 001G Super Output Area Lower Layer	South Lakeland 011A Super Output Area Lower Layer	South Lakeland 011B Super Output Area Lower Layer	South Lakeland 011C Super Output Area Lower Layer
All Usual Residents Aged 16 to 74 ¹ Persons Count Mar11	1,460	813	920	1,110	680	1,082
Work Mainly at or From Home ² Persons Count Mar11	118	28	46	64	48	93
Train ³ Persons Count Mar11	39	13	9	27	25	15
Bus, Minibus or Coach ⁴ Persons Count Mar11	15	14	10	3	4	3
Motorcycle, Scooter or Moped ⁵ Persons Count Mar11	7	4	7	4	5	1
Driving a Car or Van ⁶ Persons Count Mar11	574	396	449	452	239	464
Passenger in a Car or Van ⁷ Persons Count Mar11	32	36	18	20	14	19
Bicycle ⁸ Persons Count Mar11	7	10	17	9	7	11
On Foot ⁹ Persons Count Mar11	56	46	27	66	51	57

Source: ONS – Neighbourhood Statistics

Table A.13.2 Car Ownership in the 6 LSOAs, AONB (2011)

	England Country	North West Region	Lancaster 001E Super Output Area Lower Layer	Lancaster 001F Super Output Area Lower Layer	Lancaster 001G Super Output Area Lower Layer	South Lakeland 011A Super Output Area Lower Layer	South Lakeland 011B Super Output Area Lower Layer	South Lakeland 011C Super Output Area Lower Layer
All Households ¹ Households Count Mar11	22,063,368	3,009,549	941	523	543	752	508	668
All Cars or Vans in the Area ² Vehicles Count Mar11	25,696,833	3,296,604	1,471	679	816	1,119	616	1,067
No Cars or Vans in Household ³ Households Percentage Mar11	25.8	28.0	8.5	16.4	12.2	8.1	20.3	7.2
1 Car or Van in Household ⁴ Households Percentage Mar11	42.2	42.5	39.7	47.4	41.1	49.6	48.0	42.1
2 Cars or Vans in Household ⁵ Households Percentage Mar11	24.7	23.5	41.4	27.9	35.4	33.0	25.4	38.2
3 Cars or Vans in Household ⁶ Households Percentage Mar11	5.5	4.6	8.4	6.3	8.7	6.6	4.1	9.7
4 or More Cars or Vans in Household ⁷ Households Percentage Mar11	1.9	1.4	1.9	1.9	2.8	2.7	2.2	2.8

Source: ONS – Neighbourhood Statistics

It can be seen from Table A.13.1 that the dominant method for travelling to work across the AONB is by car. Other popular modes of travel include journey by train, on foot and working from home.

Data Gaps and Uncertainties

There are no significant data gaps or uncertainties identified for this topic.

Key Issues and Opportunities

- The dominant travel to work method across the AONB is by car. Better facilities to encourage more sustainable transport use would be beneficial to the area. This could include enhanced car parking at stations to encourage train use. Locations will have to be appropriate to ensure no adverse effect on landscape character.
- A greater integration of transport could be promoted linking rail and buses with cycling routes and allowing for combining modes of transport for the public. This would be a significant opportunity for residents of the AONB.
- The Silverdale shuttle should be retained and promoted to enable the residents access rail links. Linkages between Arnsdale & Silverdale could be further improved for residents wishing to travel.
- Maintaining good rail links is also a key issue. The direct link from the AONB to Manchester airport and with centres such as Preston and Manchester and the west coast mainline to London. Rail is an important mode for visitors and residents. There is a good percentage of open access land in the AONB which can be used by visitors and residents to access/explore the countryside via PRoW and other paths. This access should be maintained and improved if possible to continue providing the public with opportunities to explore the special scenic qualities of the AONB.

With much of the area being rural, access to public transport can be difficult for some and is reflected in the lower use of people utilising these methods to travel to work.

The Morecambe Bay cycleway and the potential link across the viaduct are key opportunities.

- Enhancing sustainable coastal access is an opportunity together with the maintenance of PRoW and other paths.

A.14 Economy

The following baseline indicators have been used to characterise economic conditions across the AONB:

- Total employment in farming (AONB Management Plan 2014).
- Forestry employment (AONB Management Plan 2014)
- Total employment in tourism businesses in AONBs (Natural England Protected Landscape Monitoring Framework)
- Total JSA Claimant Count in the 6 LSOAs covering the AONB (ONS- Neighbourhood Statistics)
- Employment by sector (ONS- Neighbourhood Statistics)

As of 2010 Most of the commercial farm holdings within the AONB were between 5 and 20ha² and the total number of holdings in the AONB was 43. There is an increase in the number of large farms which are greater than 100ha since 2000 with a significant shift away from small holdings under 5ha. Farms are predominantly used for grazing livestock such as beef and dairy cattle and sheep however the number of dairy farm holdings has declined over recent years. The ownership of farmland within the AONB is changing, in 2000 35% of the farmed area was rented rather than owned but this figure has been rising and as of 2010 was 49% (AONB Management Plan 2014).

The employment in the farming community in the AONB is steadily declining. Numbers have decreased by nearly 19% between 2000 and 2010. In 2010 29% of those in farming were full time farmers with 45% part time and the remainder being casual workers. While numbers in farming are decreasing the ratio between full time, part time and casual workers has not changed over the ten year period (AONB Management Plan 2014).

There is widespread uptake of environmental stewardship on land in the AONB. Areas are targeted for entry into Higher Level Stewardship (HLS). However the funding for both environmental and farming stewardship payments in the future is not certain and is currently expected to continue a downward trend (AONB Management Plan SEA 2014).

Forestry also supports the local economy with over one third of the terrestrial AONB being woodland of which much of it is under managed. Managing the woodland produces timber, coppice and woodfuel products whilst also supporting the local economy and creating jobs. The potential for growth of the local woodfuel economy is present.

Woodlands also play an important role in recreation and tourism, supporting the visitor economy providing places for people to take up leisure activities. Farming too has supported tourism over the years by diversifying so that it encompasses a range of non-agricultural activities. These include equestrian users and the provision of holiday accommodation campsites and other facilities associated with recreation and rural tourism.

Tourism businesses account for 14% of all businesses within the AONB. This includes 7.2% in accommodation and transport, and 6.6% in food and beverage and culture and leisure businesses. This is percentage is above that for tourism businesses out of all businesses for all AONBs (12.4%) and lower than that for National Parks (27.3%) (Natural England Protected Landscape Monitoring Framework). There are currently three Green Tourism Business Scheme members within the AONB. The Green Tourism Business Scheme recognises places to stay and visit that are taking action to support the local area and the wider environment.

Within the AONB total employment in tourism business is 330 which accounts for 19.6%. This is higher than the percentage total employment in tourism businesses in AONBs - 17.3% and National Parks – 19.2% (Natural England Protected Landscape Monitoring Framework).

Appropriate forms of tourism in the AONB are those based on the area's special qualities and their appreciation including quiet outdoor recreation (such as walking, cycling, horse riding, fishing and climbing), wildlife and nature, heritage and cultural tourism. Key attractions include RSPB Leighton Moss, Leighton Hall and the Cross Bay Walks (AONB Environmental Management Plan SEA 2014).

Table A.14.1 shows that the agricultural forestry and fishing industries within the AONB employs 3.7% of the population where as for the North West and England its 0.7 and 0.8 respectively. This shows that agriculture, forestry and fishing is important within the AONB. However the majority of people in the AONB work in the wholesale and retail trade at 13.2% and in education with 13.8% of the working population. 12.3% of the population work in human health and social work activities.

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Table A.14.1 Employment Industry in the 6 LSOAs, AONB (2011)

Industry	South Lakeland 011C	South Lakeland 011B	South Lakeland 011A	Lancaster 001G	Lancaster 001F	Lancaster 001E	Soth Lakeland	Lancaster	North West	England
All Usual Residents Aged 16 to 74 in Employment (Persons)	667	402	656	588	552	856	51,672	62,832	3,228,744	25,162,721
A Agriculture, Forestry and Fishing (Persons) ¹	3.7	0.7	0.9	2.6	0.9	2	2.9	1.6	0.7	0.8
B Mining and Quarrying (Persons) ¹	0.4	0.5	0.6	0.7	0.5	0.2	0.4	0.3	0.1	0.2
C Manufacturing (Persons) ¹	6.3	7.7	6.9	6.5	6.7	5	9	6	10.3	8.8
D Electricity, Gas, Steam and Air Conditioning Supply (Persons) ¹	1.2	0.7	1.1	2	2.7	2.2	0.6	2.6	0.6	0.6
E Water Supply; Sewerage, Waste Management and Remediation Activities (Persons) ¹	0.9	0.5	0.3	0.7	0.4	0.7	0.5	0.9	0.8	0.7
F Construction (Persons) ¹	8.5	8	9.5	8.7	10.1	7.5	8.5	7.2	7.4	7.7
G Wholesale and Retail Trade; Repair of Motor Vehicles and Motor Cycles (Persons) ¹	13.2	14.2	11.7	12.8	15.2	13.9	17.3	15.2	16.7	15.9
H Transport and Storage (Persons) ¹	2.2	2	2.9	6	6.9	3.9	3.1	4.7	5	5
I Accommodation and Food Service Activities (Persons) ¹	9.1	10	7.9	4.9	5.6	6.7	11.9	7.3	5.9	5.6
J Information and Communication (Persons) ¹	2.1	4	2.7	1.7	3.3	2.5	1.9	2.3	2.9	4.1
K Financial and Insurance Activities (Persons) ¹	1.8	2	1.4	2.4	1.3	2.2	1.7	2	3.5	4.4
L Real Estate Activities (Persons) ¹	1.2	2.2	1.4	1	2	1.2	1.3	0.9	1.4	1.5
M Professional, Scientific and Technical Activities (Persons) ¹	8.8	5.2	5.2	4.8	3.6	9.1	5.2	4	5.6	6.7
N Administrative and Support Service Activities (Persons) ¹	4.6	3.2	3.5	3.9	5.4	3	3.7	4.1	4.9	4.9
O Public Administration and Defence; Compulsory Social Security (Persons) ¹	4.6	4.5	6.6	4.6	2.5	5	4	5.3	6	5.9
P Education (Persons) ¹	13.8	14.9	16.8	15.1	14.1	15.4	10.9	14.6	9.7	9.9
Q Human Health and Social Work Activities (Persons) ¹	12.3	14.4	16	16	13.9	14.6	11.5	16.1	13.9	12.4
R, S, T, U Other (Persons) ¹ *	4.9	5.2	4.7	5.8	4.7	4.9	5.6	4.9	4.6	5

Source: ONS – Neighbourhood Statistics

Table A.14.2 shows the JSA claimant count for the 6 LSOAs which cover the AONB.

Table A.14.2 JSA Claimant Count in the 6 LSOAs covering the AONB

	Lancaster 001E Super Output Area Lower Layer	Lancaster 001F Super Output Area Lower Layer	Lancaster 001G Super Output Area Lower Layer	South Lakeland 011A Super Output Area Lower Layer	South Lakeland 011B Super Output Area Lower Layer	South Lakeland 011C Super Output Area Lower Layer		
Total ^{1,2} Persons Count Aug12	10	5	10	5	0	10		
	England Country	North West Region	Lancaster 001E Super Output Area Lower Layer	Lancaster 001F Super Output Area Lower Layer	Lancaster 001G Super Output Area Lower Layer	South Lakeland 011A Super Output Area Lower Layer	South Lakeland 011B Super Output Area Lower Layer	South Lakeland 011C Super Output Area Lower Layer
Job Seekers ^{1,3} Persons Percentage Aug10		4%	4%	1	2	1	1	1
All People of Working Age Claiming a Key Benefit ^{1,3} Persons Percentage Aug10		15%	19%	6	11	8	7	8
Jobseekers Allowance Claimants; Total ^{2,4} Persons Count Aug10		10	20	5	5	10
Incapacity Benefit/Severe Disablement Allowance Claimants; Aged 60 and Over ^{2,4} Persons Count Aug09		10	5	5	10	0

Source: ONS – Neighbourhood Statistics

It can be seen from table A.14.2 that there are very low numbers of the overall AONB population claiming JSA and indicates a healthy local economy.

Data Gaps and Uncertainties

When collating baseline data for this topic area, difficulties were identified in obtaining information about inward investment in the AONB and research and development opportunities. Specific data requirements are:

- Location of key industries and major employers.
- Economic activity rate. Employment by occupation.
- Number of wards with LSOAs in the bottom 10% most deprived for employment deprivation
- Visitor numbers and tourist revenue data
- GVA per capita for key sectors.
- Number and value of inward investment projects.
- Number of rural diversification schemes implemented.

Key Sustainability Issues and Opportunities

- The AONB area has low JSA claimant numbers and this suggests a strong local economy, however, much local employment is in the tourism industry and many people travel out of the AONB to work.
- Many people commute to places of work outside of the AONB which enables them to bring money back into the AONB economy but doesn't support the growth of local jobs.
- Tourism is an important business sector in the area and further opportunities should be sought to utilise the areas environmental and cultural assets to build on this. However this needs to be in a sustainable way which is sympathetic to the landscape character and the communities within the AONB.
- Farming is a very important part of the economy in the AONB. Farms predominantly graze livestock such as beef and dairy cattle, and sheep. Although dairy farming is declining farms are diversifying and are now supporting tourism by providing a range of non- agricultural activities. Opportunities for activities to further drive the economy behind farming should be sustainable and considerate to the special qualities of the AONB.
- As well as being a key driver in the economy farming also has an integral role in conserving and enhancing the landscape.
- Land is widely targeted for environmental stewardship and Higher Level Stewardship (HLS) in the AONB however trends show this is declining. This is likely to increase pressure on the profitability of farms. Increasing fuel prices and changing markets can add additional pressure.
- Supporting local small business development by making land allocations for employment purposes in a way that does not significantly adversely affect the landscape character.
- Woodlands also play an important role in the recreation and tourism economy by providing places for people to take up leisure activities.
- There is also a developing local wood fuel economy and interest in wood products from forestry is rising within the AONB.
- Supporting the farming community within the AONB, although it may be relatively small, is an important aspect because this supports the rest of the economy such as the visitor economy and attracting people to live there.
- The railway and the stations at Arnside & Silverdale are important economic drivers.
- The railway also offers opportunities for people to visit the AONB and then connect to walking or cycling experiences.
- There are opportunities to capitalise upon the AONB's environmental and cultural assets and to develop the tourist industry. This must be done appropriately such as quiet tourism that takes into account the special qualities of the AONB.
- There is a desire to support local small business development by making land allocations for employment purposes in a way that does not significantly adversely affect the landscape character.

A.15 Deprivation and Living Environment

The following baseline data has been identified:

- Number and distribution of wards with LSOAs in the bottom 10% most deprived in the Index of Multiple Deprivation (Indices of Deprivation, 2010 and ONS).
- Percentage of working age population claiming Job Seekers Allowance (JSA) (NOMIS, Cumbria Observatory)
- Location of key local services such as schools, banks, libraries and shops. (Lancashire County Council MARIO (Maps And Related Information Online) (2015), South Lakeland District Council Web Mapping (2015)).

Table A.15.1 shows the Index of Multiple Deprivation (IMD) ranks for the 6 LSOAs which cover the AONB area.

Table A.15.1 IMD ranks of the 6 LSOAs Covering the AONB (2010)

	South Lakeland 011A Super Output Area Lower Layer	South Lakeland 011B Super Output Area Lower Layer	South Lakeland 011C Super Output Area Lower Layer	Lancaster 001G Super Output Area Lower Layer	Lancaster 001F Super Output Area Lower Layer	Lancaster 001E Super Output Area Lower Layer
Rank of Index of Multiple Deprivation Score ¹ Areas Rank Jan10	29,479	26,947	23,641	22,626	18,991	27,784

Source: ONS – Neighbourhood Statistics

There are 32,482 LSOAs in England. The IMD ranks shown in Table A.13.1 show that the overall deprivation for the AONB area is low, with none of the 6 LSOAs in the bottom 10% for overall deprivation.

As of February 2015, the JSA claimant rate for Silverdale was 0.3% and 0.7% for Warton (NOMIS). The sample size for Arnsdale and Beetham was too small for a reliable estimate to be made however in July 2014 the rate for Arnsdale and Beetham was 0.4% (Cumbria Observatory).

There is one Dentist in the AONB (MARIO & South Lakeland Web Mapping), this is located in Arnsdale and is the Arnsdale Dental Practice and is located km to the south of Arnsdale centre. There are a total of seven schools within the AONB. There are two schools in Silverdale; Silverdale St John's Church of England Primary School and Bleasdale School. In Warton there is one school which is the Warton Archbishop Hutton's Primary School. There is also one school in Yealand which is the Yealand Church of England Primary School. In Arnsdale there is the Arnsdale National Church of England School and there is one school in Beetham which is the Beetham Church of England School. Finally there is the Storth Church of England School in Storth (Lancashire County Council MARIO, South Lakeland District Council Web Mapping (2015)).

Data Gaps and Uncertainties

- Distribution of local services including schools, banks, libraries, shops etc.
- Number and distribution of wards with LSOAs in the bottom 10% most deprived for living environment.
- Number and distribution of wards with LSOAs in the bottom 10% of most deprived in terms of barriers to housing and services provision.
- Number and distribution of wards with LSOAs in the bottom 10% most deprived for income deprivation.
- Average gross weekly pay.
- Percentage of residents who are very or fairly satisfied with the area they live in.
- Percentage of residents who feel that the Councils keep them informed.
- Percentage of residents who believe that the AONB is a place where people from different backgrounds get on well
- Number of community action groups
- Number of Information and communication technologies (ICT) schemes implemented in the AONB.
- Number of homes with broadband internet access.

Key Sustainability Issues and Opportunities

- The overall deprivation across the AONB is relatively low. Engaging with local residents and making sure that they feel the Councils keep them well informed will be essential in creating vibrant communities.
- There may be scope in the future to more actively involve the local community in decision-making which will also enable the Councils to understand the needs and desires of the residents which in the long-term could help contribute to the establishment of more sustainable communities.
- Local services should be retained and developed or enhanced to support community life and the local tourism industry.
- Opportunities should be sought to drive up wages where possible.

A.16 Housing

The following baseline indicators have been used to characterise the status of housing across the District:

- Ratio of relative housing affordability to income (Arnsdale & Silverdale AONB Management Plan SEA 2014)

Table A.15.1 shows the mean and median house price relative to income for the 3 wards within the AONB and compares this against the two local authorities and national data.

Table A.15.1 IMD ranks of the 6 LSOAs Covering the AONB (2010)

	Ward			Cumbria	Lancashire	National
	Arnsdale and Beetham	Silverdale	Warton			
Mean house price to household income	7.9	n/a	n/a	5.1	n/a	5.9
Median house price to household income	9.1	n/a	n/a	5.6	n/a	6.1

Table A.15.1 above shows that for Arnsdale and Beetham the mean and medium household price when matched with relative household income is 7.9 and 9.1 times more respectively. This is 2 and 3 times more for the mean and median respectively when compared with National data. When compared with the two districts of Cumbria the mean and the median household price to household income is 2.8 and 3.5 times more.

The average house price for Silverdale ward in 2013 was £214,747 and £196,471 in Warton. The mean house price in Arnsdale and Beetham was in 2013 was £272,588 and the median house price was £243,590.

Data Gaps and Uncertainties

- Data for house price affordability for Silverdale and Warton is not complete.
- Number of affordable housing completions in rural areas.
- Number of people accepted as homeless who are successfully re-housed.
- Dwelling Stock by Tenure (Source: Department for Communities and Local Government: Dwelling Stock by Tenure and Condition, 2008 and Lancashire Profiles, www.lancashire.gov.uk).
- Percentage of new dwellings built on previously developed land.

Key Sustainability Issues and Opportunities

- The diversity of housing stock as it has been indicated there is a preference for smaller homes within the area.
- House prices within the AONB are above average and this reflects the desirable nature of the area as a place to live. However it also means that house prices are often beyond the financial reach of local people.
- Housing allocations should be made to meet affordable housing needs of the local population in a way that does not significantly adversely affect the landscape character. Sheltered housing needs for the elderly should be met, this is a particular issue due to the ageing population.

- Given its attractive rural character, a number of properties are owned as second homes. This affects local affordability and availability of homes for local people.

A.17 Transboundary Issues

The AONB itself is transboundary in that the AONB extent straddles the boundary between two local authorities, Lancaster City Council and South Lakeland District Council.

For many authorities, the geographical scale of particular baseline issues means that they relate closely to neighbouring authorities. For example, housing provision and prices, employment migration and commuting, service provision and education can all result in flows of people across Local Authority boundaries. In order to help to characterise the baseline further, some of these key 'transboundary' issues have been identified below.

- Waste disposal is a significant strategic issue for the AONB due to there being no waste disposal/landfill sites being located within the boundary. The nearest landfill site to the AONB with Lancaster district is located in Preston. The vast majority of South Lakeland's waste goes to a mechanical and biological treatment plant (MBT plant) in Barrow in Furness and a small percentage goes to landfill at Bennett Bank, also in Barrow.
- The economy of the AONB which largely includes tourism relies on attracting visitors from across various regions into the AONB.
- Transboundary effects occur on the AONB's road network due to any out-commuting to Lancaster District or South Lakeland either for employment, education or retail purposes.
- The AONB borders the Morecambe Bay Natura 2000 site which also borders a number of other coastal local authorities in the North West. Ensuring against pollution of the Bay and the adjoining wetland system is a key issue for the AONB. Authorities need to work together to ensure against adverse in-combination effects upon the site.

APPENDIX B**Review of other relevant Plans, Policies and Programmes**

Table B-1 List of Relevant Plans, Policies and Programmes

International and European Level
Aarhus Convention (1998)
Bern Convention on the Conservation of European Wildlife and Natural Habitats (1979)
Bonn Convention on the Conservation of Migratory Species of Wild Animals (1979)
Convention on Biological Diversity (1992)
Copenhagen Accord United Nations Climate Change Conference (2009)
EU Biodiversity Strategy to 2020 (2012)
EU Directive on public access to environmental information (2003/4/EC) (2003)
EU Flood Directive: Assessment and Management of Flood Risks (2007) (2007/60/EC)
EU Seventh Environment Programme to 2020 (2014)
EU Soil Framework Directive (2006)
European Employment Strategy (2002)
European Landscape Convention (Florence Convention) (2000)
European Spatial Development Perspective (1999)
European Sustainable Development Strategy (2006)
Kyoto Protocol to the United Nations Framework Convention on Climate Change (Adopted December 1997)
Marine Strategy Framework Directive (2008/56/EC) (2008)
Ramsar Convention on Wetlands of International Importance especially as Waterfowl Habitat (1971)
Rio Declaration on Environment and Development, Statement of Principles for the Sustainable Management of Forests and Agenda 21 (1992)
Second European Climate Change Programme (2005)
The Birds Directive (79/409/EEC) (1979)
The Convention for the Protection of the Architectural Heritage of Europe (Granada Convention) (1985)
The European Convention on the Protection of Archaeological Heritage (Valetta Convention) (1992)
The Habitats Directive (92/43/EEC) (1992)
The Strategic Environmental Assessment Directive (2001/42/EC)
The Waste Framework Directive, (2008/98/EC) (2008)
The Water Framework Directive (2000/60/EC) (2000)
UN Framework Convention on Climate Change (1994)
UNESCO Convention Concerning the Protection of the World Cultural and Natural Heritage (1972)
World Summit on Sustainable Development, Johannesburg (2002)
National Level
A Strategy for England's Trees, Woodlands and Forests (2007)
Ancient Monuments and Archaeological Areas Act (1979)
Biodiversity 2020: A strategy for England's wildlife and ecosystem services, Defra (2011)

SA of the Arnsdale & Silverdale AONB Draft Development Plan Document

Business Plan 2012-2015, Department for Culture, Media and Sport (DCMS) (2012)
Business Plan 2012-2015, Department for Environment, Food and Rural Affairs (DEFRA) (2012)
Choosing Health: Making Healthier Choices Easier (White Paper) Department of Health, (2004)
Circular on the Protection of World Heritage Sites, CLG 07/2009 2 (2009)
Climate Change – The UK Programme 2006: Tomorrow’s Climate Today’s Challenge
Climate Change Act (2008)
Code for Sustainable Homes, CLG (2009)
Conservation Principle, Policy and Guidance, English Heritage (2008)
Conserving Biodiversity – The UK Approach (2007)
Countryside and Rights of Way Act (CRoW) (2000)
Draft Heritage Protection Bill (2008)
Energy White Paper: Our Energy Future: Creating a Low Carbon Economy, Department of Trade and Industry (2003)
Flood and Water Management Act (2010)
Future Water: The Government’s Water Strategy for England (2008)
Game Plan: A Strategy for Delivering Government’ s Sport and Physical Activity Objectives Social Exclusion Unit, DCMS (2002)
Government Forestry and Woodlands Policy Statement (2013)
Government Tourism Policy, DCMS (2011)
Government's Statement on the Historic Environment for England (2010)
Health Effects of Climate Change in the UK 2012 – An update of the Department of Health Report /2002
Healthy lives, healthy people: Improving outcomes and supporting transparency, Department for Health (2012)
Heritage at Risk Strategy, 2011-2015, English Heritage (2012)
Local Transport White Paper (2011)
Localism Act (2011)
Mainstreaming sustainable development – The Government’s vision and what this means in practice, Defra (2011)
Making Space for Water: Taking Forward a New Government Strategy for Flood and Coastal Erosion Risk Management (2005)
Marine and Coastal Access Act (2009)
National Planning Policy Framework (2012)
National Policy Statements for Energy, Transport, Water, Waste Water and Waste Enterprise and Regulatory Reform Act (2013)
Natural England Designations Strategy (2012)
Planning (Listed Buildings and Conservation Area) Act (1990)
Protection of Wrecks Act (1973)
Research and Archaeology in North West England: An Archaeological Research Framework for North West England Volume 2 Strategy (2007)
Rural Statement (2012)
Safeguarding our Soils – A Strategy for England,(Defra (2011)
Secure and Sustainable Buildings Act (2004)
Securing the Future – UK Government Sustainable Development Strategy, Defra (2005)
State of the Countryside Report, Commission for Rural Communities (2010)
Stern Review of the Economics of Climate Change

SA of the Arnsdale & Silverdale AONB Draft Development Plan Document

Sustainable Energy Act (2003)
Sustainable Tourism in England: A Framework for Action, DCMS (2009)
The Air Quality Strategy for England, Scotland, Wales and Northern Ireland (2007)
The Carbon Plan, DECC (2011)
The Conservation of Habitats and Species Regulations (2010) (as amended)
The Invasive Non-Native Species Framework Strategy for Great Britain, Defra (2008)
The Natural Choice, the Natural Environment White Paper, Defra (2012)
The Natural Environment and Rural Communities (NERC) Act (2006)
The UK Biodiversity Action Plan (1994)
UK Geodiversity Action Plan (2009)
UK Low Carbon Transition Plan – National Strategy for Climate Change and Energy (2009)
UK Marine Policy Statement (2011)
UK Marine Strategy Part 1 & 2 (2012, 2014)
UK Renewable Energy Strategy (2009)
Waste Strategy for England (2007)
Water for Life, the Water White Paper, Defra (2011)
Water for People and the Environment: Water Resources Strategy for England and Wales (2009)
Wildlife and Countryside Act (as amended) (1981)
Working for a Healthier Tomorrow – Dame Carol Black’s Review of the health of Britain’s working age population (2008)
World Class Places: The Government’s Strategy for Improving Quality of Place (2009)
Regional Level
Action for Sustainability – North West Regional Sustainable Development Framework (2005)
Green Infrastructure Prospectus, Natural Economy Northwest (2010)
Green Infrastructure Strategies, Natural England (2008)
Heritage Counts 2013 – The State of the North West’s Historic Environment, Historic England (2013)
North West River Basin Management Plan (2009) (Update due)
State of the Natural Environment in the North West, Natural England (2009)
Streets for All: North West Manual, English Heritage (2005)
The North West Green Infrastructure Guide (2007)
Local Level
A geodiversity Action Plan for Lancashire, Lancashire RIGS, (2004)
A Landscape Strategy for Lancashire, Lancashire County Council Environment Directorate (2000)
Arnsdale & Silverdale Landscape and Seascape Character Assessment (2015) (in development)
Blackpool and Lancashire Visitor Economy Strategy 2006-2016
Cumbria Climate Change Strategy 2008-2012
Cumbria County Council Wind Energy Supplementary Planning Document (2007)
Cumbria Countryside Access Strategy 2014-2019
Cumbria Destination Management Plan 2014-2016
Cumbria Draft Local Transport Plan 3 (2011-2026)

SA of the Arnsdale & Silverdale AONB Draft Development Plan Document

Cumbria Economic Strategy 2009-2019
Cumbria Freshwater Biosecurity Plan, 2011 – 2015 (2011)
Cumbria Historic Landscape Characterisation Programme (2009)
Cumbria Housing Strategy 2001-2015(for other housing evidence documents see http://www.southlakeland.gov.uk/housing/housing-strategy-policy/)
Cumbria Joint Municipal Waste Management Strategy 2007 – 2020
Cumbria Landscape Character Guidance and Toolkit (2011)
Cumbria Minerals and Waste Local Plan (2012)
Cumbria Minerals and Waste Local Plan Spring 2015 (Consultation Draft)
Cumbria Renewable Energy Capacity and Deployment study (2011)
Cumbria Sustainability Strategy (updated 2006)
Delivering Cumbria's Transport Needs Implementation Plan 2012-2015
Draft Lancaster District Highways and Transport Masterplan (2015)
Green Infrastructure to Combat Climate Change. A Framework for Action in Cheshire, Cumbria, Greater Manchester, Lancashire and Merseyside (2011)
Joint Lancashire Minerals and Waste Local Plan (2009)
Joint Lancashire Minerals and Waste Site Allocations and Development Management Document (2009)
Kent Leven Catchment Flood Management Plan, Summary Report (2009)
Lancashire Economic Strategy (2010)
Lancashire Environment Strategy 2005 - 2010
Lancashire Geodiversity Action Plan 2010, GeoLancashire
Lancashire Green Infrastructure Strategy (2009)
Lancashire Historic Landscape Characterisation Programme (2002)
Lancashire Rights of Way Improvement Plan (2006)
Lancaster City Council Strategic Housing Land Availability Assessment (SHLAA) (2014)
Lancaster Corporate Plan 2015-2018 (2015)
Lancaster Cultural Heritage Strategy (2011)
Lancaster District Community Infrastructure Levy: Economic Viability Assessment Final Report (2012)
Lancaster District Employment Land Review 2015
Lancaster District Local Plan 2004
The Local Plan for Lancaster District Development Management Document 2011 – 2031 (2014)
Lancaster District Open Space Study (PPG17 Study) (2010 refresh)
Lancaster District Tourism Strategy (2008)
Lancaster Strategic Flood Risk Assessment (2007)
Landscape Sensitivity to Wind Energy Development in Lancashire (2005)
Local Geodiversity Action Plan for Cumbria, Cumbria RIGS (2009)
Local Transport Plan 2011- 2021, A Strategy for Lancashire (2011)
Lune and Wyre Abstraction Licensing Strategy (2013)
Lune Catchment Flood Management Plan, Summary Report (2009)
Morecambe Bay EMS Management Scheme and Action Plan and Regulation 35 conservation advice for MB EMSMS
Morecambe Bay Limestones NCA 20

SA of the Arnsdale & Silverdale AONB Draft Development Plan Document

Morecambe Bay Shoreline Management Plan 2 (2014)
Morecambe Coast and Lune Estuary NCA 31
Moving Cumbria Forward, Cumbria Transport Plan Strategy 2011-2026
Planning guidance for renewable energy – Lancashire (2011)
Replacement Cumbria and Lake District Joint Structure Plan 2001 - 2016
Route Utilisation Strategies for Lancashire and Cumbria (Network Rail, 2010)
South Cumbria Abstraction Licensing Strategy (2013)
South Lakeland Community Strategy 2008 – 2028
South Lakeland Economic Growth Strategy (2014)
South Lakeland Employment and Housing Land Search Study (2009)
South Lakeland Local Plan (Saved Policies) (2006)
South Lakeland Local Plan – Core Strategy (2010)
South Lakeland Local Plan - Land Allocations Document and maps (2013)
South Lakeland SHLAA (2009)
South Lakeland Strategic Flood Risk Assessment (2007)
The Arnsdale & Silverdale AONB Management Plan 2014-19 (2014)
The Cumbria Biodiversity Action Plan, Cumbria Biodiversity Partnership (2001)
The Lancashire Biodiversity Action Plan, Lancashire Biodiversity Partnership (2001)
The Lancashire Climate Change Strategy 2009-2020
The Tourism Strategy for Cumbria 2008-2018

Table B-2 Sustainability Themes linked to SA Objectives

Themes relevant to SA of Arnside and Silverdale AONB DPD	Source					Main SA Topics	Relevant SA Objective
	International	National / Regional	Local	Implications For the AONB DPD	Implications for the SA		
Environmental							
Protect and enhance biodiversity and geodiversity,	Convention on Biological Diversity; Rio Declaration on Environment and Development; Bohn Convention; Bern Convention; The Habitats Directive; The Birds Directive; Ramsar Convention on Wetlands of International Importance; The Water Framework Directive; Marine Strategy Framework Directive; EU Biodiversity Strategy to 2020	Wildlife and Countryside Act (as amended); The Conservation of Habitats and Species Regulations; The Natural Environment and Rural Communities Act; 'The Natural Choice', the Natural Environment White Paper; Water for Life, the Water White Paper; Biodiversity 2020; Natural England Designations Strategy; UK Marine Strategy Part 1&2; UK Marine Policy Statement; UK Biodiversity Action Plan; State of the Natural Environment in the North West; UK Geodiversity Action Plan; The Invasive Non-Native Species Framework Strategy for Great Britain; Conserving Biodiversity – The UK Approach	The Lancashire Biodiversity Action Plan; The Cumbria Biodiversity Action Plan; Cumbria Freshwater Biosecurity Plan; Local Geodiversity Action Plan for Cumbria; Lancashire Geodiversity Action Plan; The AONB Management Plan	The AONB DPD should include policies that support the protection and enhancement of its unique biodiversity, which includes over 100 of England's priority species. There should also be conservation of the geodiversity which includes 7 local geological sites. This should also provide conservation of the areas rare and precious habitats and habitat connectivity, ecological networks and Water quality	The SA Framework should include objectives, indicators and targets that seek to conserve or enhance biodiversity and geodiversity.	Biodiversity, Geodiversity, Flora and Fauna	11,13
Protect and enhance fauna and flora	Convention on Biological Diversity; Rio Declaration on Environment and Development; Bohn Convention; Bern	Wildlife and Countryside Act (as amended); The Conservation of Habitats and Species Regulations; The Natural Environment	The Lancashire Biodiversity Action Plan; The Cumbria Biodiversity Action Plan; Cumbria	The AONB DPD should include policies that support the protection of flora	The SA Framework should include objectives, indicators and	Biodiversity, Flora and Fauna	11, 12

Themes relevant to SA of Arnside and Silverdale AONB DPD	Source					Main SA Topics	Relevant SA Objective
	International	National / Regional	Local	Implications For the AONB DPD	Implications for the SA		
	Convention; The Habitats Directive; The Birds Directive; Ramsar Convention on Wetlands of International Importance; The Water Framework Directive; Marine Strategy Framework Directive; EU Biodiversity Strategy to 2020	and Rural Communities Act; 'The Natural Choice', the Natural Environment White Paper; Water for Life, the Water White Paper; Biodiversity 2020; Natural England Designations Strategy; UK Marine Strategy Part 1&2; UK Marine Policy Statement; UK Biodiversity Action Plan; State of the Natural Environment in the North West; UK Geodiversity Action Plan; The Invasive Non-Native Species Framework Strategy for Great Britain; A Strategy for England's Trees, Woodlands and Forests; Conserving Biodiversity – The UK Approach;	Freshwater Biosecurity Plan; The AONB Management Plan	and fauna. Some of which is outstandingly rich, with many rare or uncommon species including those known only within the local area.	targets that seek to conserve or enhance flora and fauna.		
Protect the water environment and protect people and properties from flood risk	The Water Framework Directive; EU Flood Directive; Marine Strategy Framework Directive; Ramsar Convention on Wetlands of International Importance	Flood and Water Management Act; Future Water: The Government's Water Strategy for England; Making Space for Water Taking Forward a New Government Strategy for Flood and Coastal Erosion Risk Management; Marine and Coastal Access Act; UK Marine Strategy Part 1 & 2; UK Marine Policy	Kent Leven Catchment Flood Management Plan; Lune Catchment Flood Management Plan; Morecambe Bay Shoreline Management Plan 2 ; South Lakeland Strategic Flood Risk Assessment; South Cumbria Abstraction Licensing Strategy; Lune and Wyre	The AONB DPD should include policies that address water quality, flood risk and coastal erosion. This should include the conservation of the largest intertidal area in the UK (Morecambe	The SA Framework needs to include objectives, targets and indicators that address water quality and flood risk.	Water,	10, 11

Themes relevant to SA of Arnsdale and Silverdale AONB DPD	Source					Main SA Topics	Relevant SA Objective
	International	National / Regional	Local	Implications For the AONB DPD	Implications for the SA		
		Statement; National Planning Policy Framework Enterprise and Regulatory Reform Act; Water for Life, the Water White Paper; Water for People and the Environment: A Strategy for England and Wales; North West River Basin Management Plan;	Abstraction Licensing Strategy, Cumbria Freshwater Biosecurity Plan, The AONB Management Plan	Bay) where five estuaries meet. The AONB DPD should also seek to incorporate climate change adaptation measures such as the use of sustainable drainage features.			
Encourage the use of more sustainable forms of transport and reduce the need and desire to travel by car	Copenhagen Accord United Nations Climate Change Conference; Kyoto Protocol on Climate Change; Second European Climate Change Programme; UN Framework Convention on Climate Change	Countryside and Rights of Way Act; Energy White Paper: Our Energy Future: Creating a Low Carbon Economy; Health Effects of Climate Change; Local Transport White Paper; National Planning Policy Framework; The Carbon Plan; Sustainable Energy Act; UK Low Carbon Transition Plan;	South Lakeland Local Plan; Lancaster District Local Plan; Cumbria Countryside Access Strategy; Lancashire Rights of Way Improvement Plan; Lancashire Local Transport Plan 2011-2021; Cumbria Draft Local Transport Plan 3; Cumbria Transport Plan Strategy; Moving Cumbria Forward, Cumbria Transport Plan Strategy; ; Delivering Cumbria's Transport Needs Implementation Plan; Draft Lancaster District Highways and Transport Masterplan; South Lakeland Community Strategy;	The AONB DPD should include policies that encourage sustainable and efficient patterns of movement whilst being sympathetic to and conserving the special qualities of the AONB.	The SA Framework should include objectives, indicators and targets that encourage sustainable transport and reduce the reliance on vehicle use	Population Human Health Climate Change	2, 4, 9

Themes relevant to SA of Arnside and Silverdale AONB DPD	Source					Main SA Topics	Relevant SA Objective
	International	National / Regional	Local	Implications For the AONB DPD	Implications for the SA		
			The AONB Management Plan				
Address the causes of climate change, protect air quality and increase resilience and maximise the positive benefits for communities, landscape and the natural environment	Kyoto Protocol on Climate Change; Rio Declaration on Environment and Development; Copenhagen Accord United Nations Climate Change Conference; European Sustainable Development Strategy; UN Framework Convention on Climate Change; Johannesburg World Summit on Sustainable Development; EU Seventh Environment Action Programme; Second European Climate Change Programme	Climate Change Act; Climate Change – The UK Programme; Energy White Paper; Health Effects of Climate Change in the UK; Stern Review of the Economics of Climate Change; Sustainable Energy Act; The Air Quality Strategy for England, Scotland, Wales and Northern Ireland; The Carbon Plan; UK Low Carbon Transition Plan; UK Renewable Energy Strategy; National Planning Policy Framework; Code for Sustainable Homes; Mainstreaming sustainable development – The Government’s vision and what this means in practice; Securing the Future – UK Government Sustainable Development Strategy;	South Lakeland Local Plan; Lancaster District Local Plan; Cumbria Renewable Energy Capacity and Deployment study; Lancashire planning guidance for renewable energy; Cumbria Sustainability Strategy; Cumbria Climate Change Strategy; The Lancashire Climate Change Strategy; Green Infrastructure to Combat Climate Change; The AONB Management Plan	The AONB DPD should include policies that protect the standard of air quality reduce climate change whilst protecting and enhancing the special qualities of the AONB in particular its landscape, views and settlement character.	The SA Framework should include objectives, indicators and targets that address air quality and climate change issues.	Climate Change Air Quality	9
Protect and reduce the consumption of natural resources including fossil	The Waste Framework Directive; European Sustainable Development Strategy; Johannesburg World Summit on Sustainable Development;	Code For Sustainable Homes; Future Water, The Government’s Water Strategy for England; Government Forestry and Woodlands Policy	Abstraction Licensing Strategy (Lune and Wyre) an south Cumbria); South Lakeland Local Plan; Lancaster District	The AONB DPD should include polices that seek to reduce the consumption of natural	The SA Framework should include objectives, indicators and targets that	Sustainable Resource Use and Waste Management	8, 9, 12, 13

Themes relevant to SA of Arnside and Silverdale AONB DPD	Source					Main SA Topics	Relevant SA Objective
	International	National / Regional	Local	Implications For the AONB DPD	Implications for the SA		
fuels, minerals, land take and water and achieve more sustainable waste management	Rio Declaration on Environment and Development, Statement of Principles for the Sustainable Management of Forests;	Statement; Mainstreaming Sustainable Development; Safeguarding our Soils; Secure and Sustainable Buildings Act; Securing the Future – UK Government Sustainable Development Strategy; The Air Quality Strategy for England, Scotland Wales and Northern Ireland; UK Renewable Energy Strategy; Water Resources Strategy for England and Wales; The Natural Environment and Rural Communities Act; The Natural Choice', The Natural Environment White Paper; Waste Strategy for England;	Local Plan; Joint Lancashire Minerals and Waste Local Plan; Joint Lancashire Minerals and Waste Site Allocations and Development Management Document;; Cumbria Sustainability Strategy; Cumbria Minerals and Waste Local Plan; Cumbria County Council Wind Energy SPD; Cumbria Joint Municipal Waste Management Strategy; The AONB Management Plan	resources. Opportunities for recycling, sustainable waste management and reuse should also be encouraged.	seek to minimise the use of natural resources and encourage sustainable waste management.	Air Quality	
Conserve soil resources and maintain their quality	European Sustainable Development Strategy; EU Soil Framework Directive	National Planning Policy Framework; Safeguarding our Soils – A Strategy for England; State of the Natural Environment in the North West; The Natural Environment White Paper	South Lakeland Local Plan; Lancaster District Local Plan, The AONB Management Plan	The AONB DPD should seek to ensure soil resources are protected.	The SA Framework should include objectives with a focus on the protection of soil resources.	Soils and Geology	13
Conserve and enhance the local character and distinctiveness and maintain cultural heritage	European Landscape Convention (Florence Convention); European Spatial Development Perspective; The Convention for the Protection of the	Ancient Monuments and Archaeological Areas Act; Circular on the Protection of World Heritage Sites; Conservation Principle, Policy and Guidance; Draft Heritage Protection	South Lakeland Local Plan; Lancaster District Local Plan; Lancaster Cultural Heritage Strategy;; Lancashire Historic Landscape	The AONB DPD should include policies that seek to conserve and enhance local landscape character	The SA Framework should include objectives that seek to protect local distinctiveness	Cultural Heritage Landscape	12, 15, 16

Themes relevant to SA of Arnside and Silverdale AONB DPD	Source					Main SA Topics	Relevant SA Objective
	International	National / Regional	Local	Implications For the AONB DPD	Implications for the SA		
and historic landscape character	Architectural Heritage of Europe (Granada Convention); The European Convention on the Protection of Archaeological Heritage (Valette Convention); UNESCO Convention Concerning the Protection of the World Cultural and Natural Heritage	Bill; Government's Statement on the Historic Environment for England; Heritage at Risk Strategy; Planning (Listed Buildings and Conservation Area) Act; National Planning Policy Framework; Protection of Wrecks Act; An Archaeological Research Framework for North West England; The State of the North West's Historic Environment; Streets for All: North West Manual	Characterisation Programme; Cumbria Historic Landscape Characterisation Programme; The AONB Management Plan	distinctiveness which include settlements created during the last 800 years. The AONB DPD should also conserve and enhance the highvalued historic environment and cultural heritage which offers a 'time-depth' into the AONBs industrial past	and conserve cultural heritage features and designations.		
Conserve and enhance landscape and seascape character and features	European Landscape Convention; European Spatial Development Perspective; Marine Strategy Framework Directive; RAMSAR Convention on Wetlands of International Importance Especially as Waterfowl Habitat	National Planning Policy Framework; The Natural Choice', the Natural Environment White Paper; Natural England Designations Strategy; State of the Natural Environment in the North West; Rural Statement;; World Class Places: The Government's Strategy for Improving Quality of Place; UK Marine Strategy; UK Marine Policy Statement; The Natural Environment and Rural Communities Act;	South Lakeland Local Plan; Lancaster District Local Plan; Cumbria Landscape Character Guidance and Toolkit; A Landscape Strategy for Lancashire; Arnside & Silverdale Landscape and Seascape Character Assessment; Morecambe Bay Limestones National Character Area; Morecambe Coast and Lune Estuary NCA 31; Morecambe Bay Limestones NCA 20;	The AONB DPD should include policies that seek to protect and enhance both the outstanding landscape and seascape character. This should include protecting the spectacular views offered over Morecambe Bay and across towards the Lake District, Forest of Bowland and the Yorkshire Dales	The SA Framework should include objectives that seek to protect and enhance both landscape and seascape character.	Landscape Seascape	12 , 13

Themes relevant to SA of Arnside and Silverdale AONB DPD	Source					Main SA Topics	Relevant SA Objective
	International	National / Regional	Local	Implications For the AONB DPD	Implications for the SA		
			Landscape Sensitivity to Wind Energy Development in Lancashire; South Lakeland Community Strategy; Lancaster Corporate Plan; Morecambe Bay Shoreline Management Plan 2; Lancashire Green Infrastructure Strategy, The AONB Management Plan				
Social							
Provide access to good quality and affordable housing to ensure that everyone has the opportunity to live in a decent and affordable home		National Planning Policy Framework; Code for Sustainable Homes	South Lakeland Local Plan; Lancaster District Local Plan; Lancaster City Council SHLAA; Cumbria Housing Strategy; South Lakeland SHLAA; South Lakeland Employment and Housing Land Search Study; The AONB Management Plan; South Lakeland Local Plan – Land Allocations	The AONB DPD should include policies that seek to provide housing that meets local community needs prioritising affordable housing whilst being sympathetic to the special qualities of the AONBs landscape and distinctive settlement character	The SA Framework should include objectives, indicators and targets that seek relate to local housing needs.	Population	1

Themes relevant to SA of Arnsdale and Silverdale AONB DPD	Source					Main SA Topics	Relevant SA Objective
	International	National / Regional	Local	Implications For the AONB DPD	Implications for the SA		
Promote the social and economic well-being of all communities	EU Seventh Environment Programme to 2020	The Natural Environment and Rural Communities Act; Countryside and Rights of Way Act; National Planning Policy Framework; State of the Countryside report 2010; Rural Statement; Business Plan 2012-2015 (DCMS); Working for a Healthier Tomorrow; Government	South Lakeland Local Plan; Lancaster District Local Plan, Lancaster Corporate Plan; The AONB Management Plan	The AONB DPD should include policies that seek to promote social and economic well-being for all communities. This should build upon the already established strong community and culture within the AONB.	The SA Framework should include objectives that seek to promote social and economic well-being for all communities	Population Human Health Economy	2, 3, 4, 5, 6, 7, 15, 17
Promote healthy lifestyles and vibrant, safe and cohesive communities	EU Seventh Environment Programme to 2020; European Spatial Development Perspective	Business Plan 2012-2015 (DCMS); Choosing Health: Making Healthier Choices Easier (White Paper); Countryside and Rights of Way Act; Game Plan: A Strategy for Delivering Government's Sport and Physical Activity Objectives; Government; National Planning Policy Framework; Healthy lives, healthy people: Improving outcomes and supporting transparency; The Natural Environment and Rural Communities; Localism Act; Rural Statement	South Lakeland Local Plan; Lancaster District Local Plan; Cumbria Countryside Access Strategy; Lancashire Rights of Way Improvement Plan; South Lakeland Community Strategy; Lancaster Corporate Plan; The AONB Management Plan	The AONB DPD should seek to promote healthy and active lifestyles. It should also seek to support the creation of vibrant, safe and cohesive communities such as the strong community and culture already existent within the AONB. This is a community which provides opportunity for people to actively get involved in	The SA framework should include social objectives, indicators and targets that seek to benefit healthy lifestyles and the local community.	Population, Human Health	2, 3, 4, 6, 7, 15, 17

Themes relevant to SA of Arnsdale and Silverdale AONB DPD	Source					Main SA Topics	Relevant SA Objective
	International	National / Regional	Local	Implications For the AONB DPD	Implications for the SA		
				the AONBs conservation.			
Economic							
Promote a strong tourist economy, sensitively capitalising on environmental, heritage, and leisure assets and ensuring the benefits are experienced locally.	EU Seventh Environment Programme to 2020	Business Plan 2012-2015 (DCMS); Government Tourism Policy; Sustainable Tourism in England: A Framework for Action, Rural Statement, The Natural Environment and Rural communities act; Streets for All: North West Manual, English Heritage; World Class Places: The Government's Strategy for Improving Quality of Place	South Lakeland Local Plan; Lancaster District Local Plan; The Tourism Strategy for Cumbria; Lancaster District Tourism Strategy; Blackpool and Lancashire Visitor Economy Strategy; The AONB Management Plan	There are significant opportunities to develop the area as a nature tourism destination because of its variety and abundance of wildlife The AONB DPD should seek to promote sustainable tourism which conserves or enhances the special qualities of the AONB.	The SA Framework should include reference to promoting a sustainable tourist economy within the AONB.	Population, Cultural Heritage, Economy Landscape,	2, 4, 5, 6, 7, 12, 15, 16
Promote the development of an economy that supports social and environmental objectives	EU Seventh Environment Programme to 2020; European Spatial Development Perspective	DCMS Business Plan; Securing the Future – UK government Sustainable Development Strategy	Cumbria Economic Strategy; Cumbria Sustainability Strategy; Lancashire Economic Strategy; South Lakeland Economic Growth Strategy; Blackpool and Lancashire Visitor Economy Strategy; The AONB Management Plan	The AONB DPD should support economic development that supports social and environmental objectives. This should take into account many of the special qualities which	The SA Framework should include objectives, indicators and targets relating to economic growth and development which supports social and	Population	3, 4, 5, 6, 7, 17

Themes relevant to SA of Arnside and Silverdale AONB DPD	Source					Main SA Topics	Relevant SA Objective
	International	National / Regional	Local	Implications For the AONB DPD	Implications for the SA		
				encompass the designations within the AONB for its environmental diversity and distinctiveness.	environmental objectives.		
Provide training and employment opportunities	The European Employment Strategy; Johannesburg World Summit on Sustainable Development	National Planning Policy Framework; Working for a Healthier Tomorrow	South Lakeland Local Plan; Lancaster District Local Plan; South Lakeland Employment and Housing Land Search Study; Lancaster District Employment Land Review 2015; The AONB Management Plan	The AONB DPD should seek to provide opportunities for training and employment within the local economy making use of the assets available.	The SA Framework should include SA Objectives, indicators and targets that relate to training and employment.	Population	3, 5, 6, 7

SA of the Arnside & Silverdale AONB Draft Development Plan Document

APPENDIX C

SA scoping consultation comments

**Arnside & Silverdale AONB SA Scoping Report
Consultation Responses Tracker**

Consultee	Section	Response	Comment and Further Action	Required by
Natural England	1.6	Natural England would encourage Lancaster City Council/South Lakeland District Council to commence work on the HRA for the Arnside and Silverdale Area of Outstanding Natural Beauty (AONB) Development Plan Document (DPD) as soon as possible to ensure that evidence from the HRA informs the Sustainability Appraisal (SA) process.	Comment noted by Lancaster City Council and South Lakeland District Council and the when planning the HRA.	LCC and SLDC
	5.3	Water – New developments should incorporate new green infrastructure in order to reduce the risk of flooding and water run-off.	This comment is noted and should be included into the relevant issues and opportunities section in the SA framework.	Hyder
	5.3	Soils and Land Quality – Further information is needed on Agricultural Land Classification in order to determine if any Grade 3a land is present.	This has been reviewed by LCC and they have concluded that there is no grade 3a agricultural land present within the AONB. The baseline data will be updated to reflect this.	LCC and SLDC
	5.3	Air Quality - Natural England does not agree that the issue of air quality should be screened out of the scope of the SA. Effects on European sites from air pollution should be considered as part of the HRA/SEA process so it is important that this issue is included.	This view is accepted and Air Quality will be scoped in and made part of the SA Framework	Hyder
	5.3	Landscape - We suggest that the baseline incorporates the Morecambe Bay Limestones National Character Area which covers the Arnside and Silverdale AONB. NCA profiles provide an invaluable resource for understanding wider landscape context, and highlighting opportunities for enhancement of the natural environment. The profile can be found following link below; http://publications.naturalengland.org.uk/publication/5805974522691584?category=587130	Comment agreed and data for NCA will be reviewed added to baseline where appropriate.	Hyder
	5.3	Additional issues – Has recreational pressure been considered as in issue? We are aware that there are concerns about recreational pressure on Morecambe Bay so it may be appropriate for this issue to be included in the AONB DPD SA report. You may also find it useful to cross reference any key issues identified in the South Lakeland Local Plan HRA/SA, The Lancaster Development Management Policies DPD HRA/SA and the Morecambe Area Action Plan HRA/SA.	Add to issues and consider further when undertaking the HRA	SLDC, LCC and Hyder
	6.1	2. To improve wellbeing, physical and mental health for all and reduce health inequalities. The document should fully analyse the current provision in relation to Natural England's Accessible Natural Greenspace Standard (ANGSt) to establish how accessible green space is and whether existing areas could be enhanced to improve accessibility. Natural England's most recent wording of the standard is: No person should live more than 300m from their nearest area of accessible natural green space of at least 2ha in size; There should be at least one 20ha accessible natural green space within 2km from home; There should be one 100ha accessible green space site within 5km; There should be one 500ha accessible natural green space site within 10km; At least 1ha of statutory Local Nature reserve should be provided per 1000 population.	Add the standards to the SA framework/monitoring and use this in the assessment. Use in conjunction with Lancaster's open space study into Greenspace use once made available.	LCC, SLDC
	6.1	4. To improve sustainable access to services, facilities, the countryside and open space. In order to make pedestrian/cycle links more attractive to users the Local Planning Authority (LPA) should seek to improve existing links and create opportunities for new links, through mechanisms such a developer contributions. In addition initiatives, such as car sharing schemes, cycle schemes and travel card discounts may also assist in reducing car usage, particularly when linked to new business and employment sites	Comment agreed. To be included in the SA framework.	Hyder
	6.1	8. To limit and adapt to climate change and increase energy efficiency. It is important to include Green Infrastructure here as a way of adapting to climate change, reducing flood risk and run-off etc.	Comment agreed. To be included in the SA framework.	Hyder
	6.1	9. To protect and enhance water quality, resources and reduce the risk of flooding Again, we would expect to see Green Infrastructure included under this heading.	Comment agreed. To be included in the SA framework.	Hyder
	6.2.3	In order to successfully appraise the sustainability of the policies and allocations in the DPD it would be useful to draw up some 'decision aiding questions/criteria'. So, what criteria will be used in order to conclude that the DPD will protect and enhance habitats? Example criteria for this could be 'will it lead to habitat creation, matching BAP priorities?' And the indicator could be area (ha) of BAP habitat created. These criteria should ideally be directly linked to the indicators used in order to monitor the effects of the DPD. You may also wish to include targets of what you hope the DPD will achieve.	Comment agreed, currently developing criteria for assessment stage. This won't be included in the Scoping Report.	Hyder
	Monitoring and Indicators	Biodiversity/geodiversity/landscape Number of planning applications with conditions to ensure works to manage/enhance the condition of SSSI/SAC/SPA/Ramsar features of interest. Area of SSSIs in adverse condition as a result of development (available from Natural England website). Information on the condition of designated sites can be obtained at SSSI unit level by selecting condition of SSSI units from County downloadable data. Relevant component SSSI Units for international nature conservation designations can be identified from the nature on the map website. Development should not result in the loss/damage to features of interest, either indirectly or directly. Favourable condition should be maintained where appropriate or measures taken to enhance the units to achieve favourable condition. In relation to the PSA target the conditions are simplified into 2 categories: Favourable ('Favourable' and	Comment Agreed. These are to be included in the indicators for the monitoring.	Hyder

Consultee	Section	Response	Comment and Further Action	Required by
		'Unfavourable recovering' and 'Adverse' (the remaining unfavourable and destroyed categories).		
	<i>Monitoring and Indicators</i>	Protected species Quantified data might include numbers of applications where protected species are considered, numbers with conditions imposed to ensure working practices and works to protect/ enhance protected species, and numbers of planning applications which result in need for protected species licence in order to be carried out. This will indicate that protected species are being given appropriate consideration within the planning system and begin to build up information on their occurrence within the plan area. Natural England's Standing Advice on Protected Species is available on our website. BAP habitat Created/ managed as result of granting planning permission (monitored via planning obligations) and which meet Biodiversity Action Plan targets	Considered using this data in the monitoring framework however this would result in a considerable amount of extra work and time needed.	Hyder
	<i>Monitoring and Indicators</i>	Green infrastructure/recreation/access Natural England's ANGST, as outlined above. There are also other national standards such as Green Flag for parks and open spaces and the County Park accreditation schemes.	Comment agreed, these are good suggestions for standards to include in the monitoring.	Hyder
	<i>Monitoring and Indicators</i>	Landscape Character and Quality Indicators/targets could be established from assessing changes in landscape character for National Character Areas (as measured by Countryside Quality Counts data).	Comment agreed. Use of indicators and monitoring targets in NCAs can be used in assessment.	Hyder
<u>Environment Agency</u>		The 'Key issues and opportunities' under Energy and Climate Change recognises that intertidal habitat may be constrained as a result of sea level rise due to climate change, yet none of the SA Objectives seek to address this. We would recommend the inclusion of a measure to look for opportunities to undertake habitat creation (e.g. managed realignment of coastal defences) to compensate for the impacts of climate change.	Comment Agreed. Include this in the issues and opportunities of the SA framework.	Hyder
		Annex B, Section 1.9 highlights anecdotal evidence of invasive non-native species (INNS) within the AONB. INNS can have adverse impacts on a number of areas including biodiversity, visual amenity and flood risk. Given the apparent scarcity of INNS within the AONB at present, adopting an 'early intervention' strategy for new infestations would be highly beneficial and we would suggest this be included as an objective for the area.	Good comment, this is most appropriate for the AONB Unit and possibly South Lakeland District Council and Lancaster County Council to be aware of this as this is something which is more relevant to the management plan.	AONB Unit
		Also within Annex B, Section 1.9 there is reference to "cancerous grasslands", which presumably should read "calcareous".	Agreed make amendment in text.	Hyder
<u>Garner Planning</u>		It is worth quoting the National Planning Policy Framework paragraphs 115 and 116 in full rather than paraphrasing its content.	Not considered necessary and so no proposed change to text.	Hyder
		<i>Consultation Question (a) Are there any other additional programmes or policies that should be considered for review?</i>	A number of these comments are perhaps more relevant to the plan-making than the SA – LCC and SLDC to consider.	LCC, SLDC
	<i>The Lancaster District Local Plan</i>	The Development Management DPD identifies Silverdale and Warton as Sustainable Rural Settlements in Policy DM42 where proposals for new housing "will be supported".	Review this section in the Lancaster local plan and note this when reviewing housing allocations.	Hyder
	<i>The South Lakeland Local Plan</i>	The South Lakeland Core Strategy identifies Arnside and Sandside/Storth as Local Service Centres.	Review this section in the South Lakeland local plan and note this when reviewing housing allocations.	Hyder
	<i>The South Lakeland Local Plan</i>	The Land Allocations DPD Tables 1A and 1B indicates the planning authority expect 216 housing completions in the South Lakeland part of the AONB between 2003 and 2025. The reduction to a reference to 123 dwellings being the indicative requirement is not understood. It may partially be may be explained by a calculation of completions since 2003 but that will not explain the full reduction. Clarification of the basis of the 123 dwelling figure is required.	The housing requirement will be clarified within the plan-making process and not in the scoping report.	LCC, SLDC
	<i>The South Lakeland Local Plan</i>	The identification of Sustainable Rural Settlements and Local Service Centres in the respective Lancaster and South Lakeland development plan needs to be taken into account.	Ensure Issues and Options document takes this into account when housing allocations are reviewed.	LCC, SLDC
	<i>The South Lakeland Local Plan</i>	For South Lakeland the specific gross housing requirement set out in Tables 1A and 1B needs to be taken into account.	Ensure Issues and Options document takes this into account when housing allocations are reviewed.	LCC, SLDC
	<i>The South Lakeland Local Plan</i>	For both planning authorities there is an emphasis on securing affordable housing (see DM41 and CS6.3 and the various Housing Needs Surveys), so one needs to take into account how that objective is to be achieved bearing in mind the amendment to National Planning Policy Guidance, which indicates that only schemes of 6 or more dwellings in an AONB must provide an element of affordable housing. The answer must be the allocation of sites of a size that can provide for affordable housing.	More a plan-making comment. Policies still apply as written.	LCC, SLDC
	<i>The South Lakeland Local Plan</i>	Appendix A refers to the South Lakeland Local Plan (2006) but not the subsequent Core Strategy and Land Allocations document.	Agreed make amendment in text.	Hyder
		<i>Consultation Question (b) Do you agree with the sustainability issues and opportunities that we have identified?</i>	-	-
	<i>5.3 Table 5.1</i>	Soils and Land Quality - One should only be looking to re-use previously developed sites if they are in a sustainable location.	Review the soils and land quality section of 5.3 table 5.1 to include reference to 'sustainable' locations This should be looked at in context	Hyder

Consultee	Section	Response	Comment and Further Action	Required by
			with other predetermining factors such as land category to ensure a comprehensive approach to assessment.	
	5.3 Table 5.1	Transportation – the key is locating new development which has access to facilities and good public transport links. Of the four sustainable settlements in the AONB, only Arnside has a railway station within the settlement. Silverdale has a station but detached from the built up area. This would suggest Arnside should be a focus for sustainable new development.	Take note of this when reviewing the housing allocations against sub objectives for transport links and facilities.	Hyder
	5.3 Table 5.1	Housing – affordable housing provision is most likely to be achieved by allocating sites of sufficient size to make provision a policy requirement and financially viable. Suitable sites that do not adversely affect the landscape character do need to be identified.	Consider this when undertaking SA of sites. Large sites may impact negatively on landscape visually and so SA of sites will need to consider this.	Hyder
	<i>Consultation Question (c) Is there any additional baseline information that you feel it would be important to include?</i>		-	-
	Table 5.1 and Appendix B	Population - Can the reference to large and increasing older population be quantified? Appendix B does not provide 2001 Census data to show the suggested shift to an ageing population and does not show how the demographic profile compares to Cumbria, Lancashire, North West or England, so it is not clear how the profile is different from other areas. The largest percentage group 45-64 is not surprising given this is one of only two Age Ranges of 20 years whereas other ranges apply for 5 and 10 year periods.	Use trend data from 2001 and 2011 from SLDC and LCC Annual monitoring reports to ensure clarity in population data.	LCC, SLDC
	Table 5.1 and Appendix B	Key Villages (Appendix B) – these must be the four sustainable settlements referred to above not include Beetham, Yealand Redmayne and Yealand Conyers.	This will not be amended to reflect the comment from Garner. This is so as not to predetermine the outcome of the Issues and Options consultation.	LCC, SLDC
	Table 5.1 and Appendix B	Population - Fewer children and young people than where?	Amend this sentence to reflect another population statistic or group rather than a specific location.	
	Table 5.1 and Appendix B	Economy – if only 14% of businesses (not employment) are involved in tourism that does not suggest a local economy based on tourism. Can some employment figures be provided?	Comment considered, clarify the text to ensure it is clear which sectors make up the local economy and if tourism is just a part of this economy rather than the basis.	
	Table 5.1 and Appendix B	Appendix B 1.16 Housing. Is the affordability gap not simply a function of many retired people in owner occupied housing with no mortgage and a lower income than when they were in employment?	The affordability gap is the ratio of average incomes to average house prices,	LCC,
		The extent of new housing that the Local Plan is to accommodate. This is known for South Lakeland as it is set out in the Land Allocations DPD, but is not yet known for Lancaster.	Noted	-
		The extent of the identified affordable housing requirement that has been identified in Housing Needs Surveys and the Strategic Housing Market Assessment.	Review this information and ensure included within the baseline text.	Hyder
	<i>Consultation Question (d) Are there any particular topics or geographical areas of specific concern to your organisation?</i>		-	-
		New housing provision and Arnside.	Noted	-
	<i>Consultation Question (g) Are there any changes you consider should be made to the SA Framework, SA Objectives and sub-objectives.</i>		-	-
	Table 6.1 1. Housing	The housing requirement for the South Lakeland part of the AONB has already been confirmed as being 216 dwellings in the period 2003 to 2025 and this should be referred to.	This housing requirement will be clarified within the Issues and Options document and not in the scoping report.	LCC, SLDC
	Table 6.1 1. Housing	Not sure if it should be an Objective that "housing is decent."	Comment not agreed and no action to be taken as the term is considered widely used.	Hyder
	Table 6.1 1. Housing	It should be an objective to locate new housing in sustainable locations where there is access to a range of facilities and particularly where there is access to public transport.	Comment has been agreed and an objective included in the SA framework however this also needs to take into account the other issues in sustainability alongside proximity to services.	Hyder
	12. Natural Resources	Should read "To encourage development of brownfield land in sustainable locations"	Agreed make amendment in text.	Hyder
Historic England		<i>Historic England has produced a document, which you might find helpful in providing guidance on the effective assessment of the historic environment in Strategic Environmental Assessments. This can be found at http://historicengland.org.uk/images-books/publications/strategic-environ-assessment-sustainability-appraisal-historic-environment/.</i>	This document has been reviewed and will be used to help the scope.	Hyder
		Historic England recommends that a scoping report should: Review the objectives of relevant policies, plans and programmes. Establish the baseline for the historic environment, including any trends and targets and gaps in the existing information. Identify sustainability issues and opportunities for the historic environment and heritage assets. Develop sustainability appraisal objectives. Identify indicators and targets. Consider how alternatives will be assessed. Provide sufficient information on the proposed methodology for the appraisal to assess whether effects upon the historic environment will be properly addressed.	This comment is acknowledged and will be used in the review of the scoping report	Hyder

Consultee	Section	Response	Comment and Further Action	Required by
	<i>Relevant Plans, Programmes and Policies</i>	In terms of the plans and policies identified, this needs to cover all those relevant at an international, national and local level that would have a direct bearing for the historic environment. The scoping report (Table 1-1) does not appear to include all those relevant to the historic environment – in particular: <u>International/European</u> The Convention for the Protection of the Architectural Heritage of Europe (Granada Convention) The European Convention on the Protection of Archaeological Heritage (Valetta Convention) <u>National</u> National Policy Statements for Energy, Transport, Water, Waste Water and Waste Enterprise and Regulatory Reform Act 2013 Planning Practice Guide <u>Regional</u> Heritage Counts 2009 – this is updated annually and data for 2014 is available which will be more relevant. English Heritage in the North West 2006-2008 – This is out of date and should be removed from the list.	Comment agreed, insert any plans which are missing and review to ensure no other plans missed out.	Hyder
		Page 5 and 6 of our guidance provides a list of the most relevant ones and the scoping report should be amended to include these. For ease of reading, Table 1-1 should be sorted into alphabetical order for each section.	Comment agreed, relevant plans and policies are to be included if not already. Re-order alphabetically to ensure ease of reference.	Hyder
	<i>Baseline information</i>	Baseline information should describe the current and future state of the historic environment, providing the basis for identifying sustainability issues, predicting and monitoring effects and alternative ways of dealing with them. It can use both quantitative and qualitative information and should be kept up to date. It is important that meaningful conclusions can be drawn from the baseline information; what it means for the Plan and how the historic environment is to be dealt with.	Comment agreed, ensure the baseline information is up to date on the historic environment and look at how useful data is and identify valuable trends and what it means for the DPD.	Hyder
		The baseline information in the scoping report on the historic environment should include all aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged. This not only involves undesignated (or local heritage assets) but the potential for unrecorded archaeology, and historic landscape character areas for example. Appendix 1 of our guidance provides a list of other data sources available, which covers a wide variety of the historic environment and Page 8 provides a list of the recommendations that should be used to determine the adequacy of the baseline information.	Ensure that Appendix 1 of Historic England's guidance is reviewed. Within reason, use the data sources suggested from this and ensure the baseline data is detailed enough of the historic environment.	
		The NPPF recognises the importance of undesignated heritage assets and therefore this should be included within the baseline data. The source of this information should be included within the scoping report and reference made to them and recognise the opportunities for their enhancement and contribution to other aspects of the Plan area.	Consider including this undesignated data within baseline. Refer to this in the scoping report. What information can LCC and SLDC provide to assist with this, within reason given the scale of the plan?	LCC, SLDC
		The importance of local character and identity including the landscape and townscape of an area is an important consideration. The scoping report should be amended to recognise the importance of this and the source of this information should be included within the scoping report and reference made to them in key issues and opportunities. In addition, there are the following comments to make:	Consider this and ensure reference to this in the scoping report.	
		Reference is made in the Appendix (Section 1.10) to the 2012 Heritage at Risk Register, this needs to be updated to 2014 and the entries amended accordingly (the 2015 version will be available later on this year).	Comment Agreed, amend and use more up to date information for this point.	Hyder
		Bullet 4 (Section 1.10, Key Issues and Opportunities), should refer to 'assets' rather than 'features' and should also make reference to setting as this is an important part of the significance of heritage assets and would reflect the requirements of the NPPF.	Amend following suggestion and make reference to the 'setting'	Amended
		Bullet 5 (Section 1.10, Key Issues and Opportunities), we welcome reference to heritage assets at risk.	Noted	Hyder
		Bullet 6 (Section 1.10, Key Issues and Opportunities), for clarity and to ensure consistency with the NPPF and the relevant Acts, this bullet should be amended to provide greater protection for the historic environment. It is suggested that it be amended to read "Harm to the historic environment can be reduced through good land management and planning policies and decisions that take full account of the significance of the asset and its setting".	Make amendment as per the comment to ensure consistency.	Amended
	<i>SEA themes and objectives</i>	It is important that the role the historic environment plays in sustainable development and the contribution it makes to delivering social, cultural, economic and environmental benefits is recognised. The historic environment underpins sustainable development and therefore, it may warrant including in other objectives including the need for specific reference to landscape character. Our guidance provides further assistance in the various ways the historic environment can be incorporated into the objectives in the scoping report.	Noted	Hyder
		Whilst we welcome the inclusion of a specific objective for the historic environment, it needs to be amended so that reference is made to "setting", to ensure that it is in accordance with the NPPF and the relevant Acts. Therefore, SA Objective 15 should read: "To protect and enhance the historic environment, heritage assets and their settings".	Agreed make amendment in text.	Hyder
		The sub objectives also need to be amended to ensure that they reflect national policy and legislation:	Agreed make amendment in text to ensure they reflect relevant policy and legislation.	Hyder
		Bullet 1 refers to "historic features, buildings and sites". This sub-objective needs to reflect the terminology of	Agreed make amendment in text.	Hyder

Consultee	Section	Response	Comment and Further Action	Required by
		the NPPF and should ensure that the whole of the historic environment is covered. Therefore, it should be amended to read "To protect and enhance the historic environment, including heritage assets and their setting".		
		Bullet 3 refers to character and appearance of archaeological sites and historic parks. Character and appearance in particular does not relate to sites of archaeological importance (including both scheduled and unscheduled) or registered Parks and Gardens. These assets would be covered by the suggested amendment to Bullet 1. It is unclear as to what this bullet relates to. If it is non-designated assets and landscapes then it needs to be more specific or if it is just conservation areas, then it needs to be amended accordingly.	Agreed, amend objectives.	Hyder
		Bullet 4 refers to "sensitively protect". What does this mean? And what assets does it specifically relate to? The assets that this sub-objective is intended to relate needs to be more specific; some sites of high archaeological importance, if they are of the same significance as scheduled sites, then they are subject to the same policies as the designated assets (NPPF). What are areas of historic landscape importance and historic designated landscapes – is this referring to nationally designated assets or regional ones are they the same? It is suggested that this be amended to further clarify what this relates to.	Amend text to read: "Protect undesignated sites and features of importance to the cultural heritage and historic landscape, including orchards, historic designed landscapes and archaeological sites and features."	-
	Site Allocations	The site allocation methodology does not appear to be mentioned within the scoping report for the DPD. Historic England provided a response on this in April 2015 and it would be helpful to understand whether this is going to be part of the SA/SEA or not.	The site allocation methodology is a plan-making issue. Criteria will be developed to assist the SA of sites.	LCC, SLDC
		Historic England strongly advises that you engage conservation, archaeology and urban design colleagues at the local and county level to ensure you are aware of all the relevant features of the historic environment and that the historic environment is effectively and efficiently considered as part of the DPD and in the preparation of the SEA. They are also best placed to advise on local historic environment issues and priorities, including access to data held in the HER (formerly SMR). They will be able to provide you with the Historic Environment Records for the area including any relevant studies, and ensure a joined-up and robust approach is undertaken.	Seek to add to the data already obtained by asking the local authorities for additional information and their input onto the approach taken. This will help inform the SA of sites but again, the approach needs to be proportionate and strategic – typically SAs would not seek to include the detail of the full HER.	SLDC LCC
		Finally, we should like to stress that this opinion is based on the information provided by you with your email dated 3rd June 2015. To avoid any doubt, this does not affect our obligation to provide further advice and, potentially, object to specific proposals which may subsequently arise (either as a result of this consultation or in later versions of the Plan) where we consider that, despite the SA/SEA, this would have an adverse effect upon the historic environment.	No comment	-
AONB Unit	General	Please ensure that Arnsdale & Silverdale AONB is used throughout not Arnsdale and Silverdale AONB.	Scoping report to be reviewed and made consistent throughout as per the comment.	Hyder
	1.2.1	As previously, we request the inclusion of the relevant legislation regarding AONBs.	Legislation is: "National Parks and Access to the Countryside Act 1949 – AONBs brought into being under this Act. CRoW Act 2000 S 89 subsequently strengthened the earlier legislation."	-
	1.2.2	The special qualities listed in the AONB Management Plan (Section 2) have been identified through a substantial consultation exercise carried out during the recent Management Plan review. We would like to see these agreed special qualities acknowledged in the SA as opposed to the list currently given. Summaries of the special qualities are given in the Management Plan Summary available on our website - http://www.arnsidesilverdaleaonb.org.uk/images/pdfs/manplan2014_19/mp_summary.pdf	Review the Management Plan and ensure the special qualities are detailed in full with the correct headings within the SR introduction	Hyder
	1.2.3	Remove 'Again' in 3rd sentence.	Agreed make amendment in text.	Hyder
	1.3	South Lakeland Local Plan paragraph – reference is made to the AONB Plan. Please use AONB DPD throughout to avoid confusion with the AONB Management Plan.	Will check the whole SR document and ensure AONB DPD is used in reference to the DPD.	Hyder
	2	Second paragraph – the first sentence does not read well. Perhaps this could be amended to read 'The purpose of the AONB designation will be at the heart of the DPD; the document will reflect the national importance of the of the AONB.'	Agreed make amendment in text.	Hyder
	4.2 Environmental. Bullet 7	Please include priority habitats as well as priority species.	Agreed make amendment in text.	Hyder
	Final bullet	'conservation and enhancement' is preferred to 'protection and enhancement'. 'The need for the protection and enhancement of the quality, distinctiveness and character of rural areas' has been removed. Could this be reinstated?	Agreed make amendment in text.	Hyder
		Reference should be made to conserving and enhancing the setting of the AONB and also views into, across and out from the area.	Agreed make amendment in text.	Hyder
		Reference should be made to enhancing the resilience of ecological networks	Agreed make amendment in text.	Hyder
	5.3 Key Sustainability Issues and opportunities.	Please see previous comments on this section. Please also ensure that any changes made as a result of comments on Appendix B Baseline (previous comments and those given below) are followed through to this section.	Comment agreed and the report and appendices will be checked for consistency and amended if necessary.	Hyder

Consultee	Section	Response	Comment and Further Action	Required by
	Population – 3rd bullet	impact on housing need and supply should be included	Agreed make amendment in text.	Hyder
	Final bullet	This is not considered to be a key issue in terms of the DPD; it is more baseline information. Also, it is not highlighted as a key issue/opportunity in Appendix B.	Review and clarify issue. Remove if not needed	Hyder
	Water	see previous comments	Refer to previous comments and make amendments as necessary	Hyder
	Soils and Land Quality	Local Geological/Geodiversity Sites would be a better term which includes all sites across the SLDC and Lancaster parts of the AONB.	Agreed make amendment in text.	Hyder
	5th bullet	see previous comment	Refer to previous comments and make amendments as necessary	Hyder
	Biodiversity	See previous comments.	Refer to previous comments and make amendments as necessary	Hyder
	First bullet	'conserving' rather than 'safeguarding'.	Agreed make amendment in text.	Hyder
	Cultural Heritage	historic designed landscapes should be mentioned here.	Agreed make amendment in text.	Hyder
	Landscape - bullet 6.	The second sentence is a little confusing. Please reword to read 'Chalara dieback (Ash Dieback) is not currently present in the AONB but...'	Agreed make amendment in text.	Hyder
	Next to last bullet.	Two issues are combined here. Views into, across, within and out of the AONB are very important - one of the special qualities. The setting of the AONB is also a key landscape element.	Agreed make amendment in text.	Hyder
	Transportation	see previous comments re open access land	Refer to previous comments and make amendments as necessary	Hyder
	Economy 6th bullet	needs rewording. Need to emphasize the importance of farming within the AONB, not its relative size, and the integral role it plays in conserving and enhancing the landscape. The agricultural element of the economy should be supported.	Agreed make amendment in text.	Hyder
	7th bullet	Is there any evidence for a 'need to support local small businesses'? Have any surveys been carried out? We would suggest amended wording – 'There is a desire to support...'	Agreed make amendment in text.	Hyder
	Living environment	the issue of retaining local services must be included - see previous comments.	Agreed make amendment in text.	Hyder
	Housing	need to ensure that sheltered housing needs for the elderly are also met in a way that does not adversely affect the landscape character.	Agreed make amendment in text.	Hyder
	6.1.1	Reference should be to the geographical scope of the DPD.	Change 'plan' to 'DPD'	AONB Unit
	6.1.3	Aspects of the AONB DPD to be assessed. We assume that 'The DPD's spatial and area wide policies' includes all the DPD policies.	Yes and noted.	Hyder
	Assessment of Alternatives	Reference is made to a pro-forma based approach – we would like to have the opportunity to comment on this.	Noted, an example can be provided.	Hyder
	6.2.2 Appendix D	highlights potential conflict between Objective 1 (housing) and Objectives 10 (biodiversity and geodiversity) and 11 (landscape character). We have also highlighted potential conflict with Objective 15 (historic environment). Perhaps there should be some discussion of this here and how these conflicts are to be addressed through this process?	Additional explanation will be provided.	Hyder
	Table 6-1 Objective 2.	Possibly include 'transport to' GPs surgeries, hospitals etc – to include rail/bus services	Agreed make amendment in text.	Hyder
	Objective 5.	An additional sub objective should be included: To support maintenance of the agricultural economy	Agreed make amendment in text.	Hyder
	Objective 7	second bullet – not sure what this means for the AONB	The intention is that there is a desire for new employment areas to ideally be focussed in areas accessible to areas of employment need.	
	Objective 11.	Additional sub objectives should be included: to retain rural nature of the AONB landscape and rural nature of AONB settlements; to conserve settlement character.	Agreed make amendment in text.	Hyder
	Objective 15.	Additional sub objective should be included : to conserve/enhance historic settlement character	Agreed make amendment in text.	Hyder
	6.2.3 Page 32.	We would prefer to see each policy assessed against all the SA objectives in one matrix rather than the way it is currently set out. (We understand this is how the individual sites are to be assessed). The impact of the individual policies may be different in terms of nature, reversibility, geographical extent etc and different commentary/mitigation may be required for individual policies, not grouped together as illustrated in the example. This will make the assessments of each policy much clearer in our view. Also, how are cumulative impacts to be assessed and recorded? This is not set out in the matrix	This approach would be considerably more time and space consuming and we do not believe it adds significant value over the proposed approach which provides adequate assessment of each policy individually and helps to avoid repetition. An assessment of cumulative effects will be provided in a summary table covering policies and sites. The site matrices will also identify if there are likely to be any cumulative effects with other sites.	-
	Page 34	Assessment of allocations. We would like to see much more detail provided on the assessment of impact on landscape character. Figures in Appendix C, as mentioned, do not cover local landscape features or	The appraisal will draw upon the more detailed landscape assessment sheets which have been prepared and the approach agreed with the	-

Consultee	Section	Response	Comment and Further Action	Required by
		landscape/historic/rural character and it is currently unclear as to how the landscape assessments are to be carried out. Also, how are cumulative impacts of land allocations, both within settlements and within the AONB, to be assessed and recorded?	AONB Unit. The landscape sheets identify cumulative effects where relevant although these were considered to be few in number.	
	Appendix A Table 1.1.	The AONB Management Plan needs to be included in this list.	Agreed make amendment in text.	Hyder
	Table 1.2.	'Protect and enhance biodiversity and geodiversity'. Geodiversity Plan for Cumbria is listed. Is there an equivalent for Lancashire?	Search for Geodiversity Plan for Lancashire and add to text in if there is one.	Hyder
		Habitat connectivity and ecological networks need to be highlighted under 'Implications for the AONB DPD.	Agreed make amendment in text.	Hyder
	'Protect the water environment...	AONB Management Plan should be included here. Also under several others – climate change, conserving soil resources, conserve and enhance landscape and seascape character, healthy lifestyles and cohesive communities.	Agreed make amendment in text.	Hyder
	Appendix B	Please see previous comments for all sections. Please ensure that any changes made as a result of these comments are also followed through to Table 5.1.	Ensure comments are taken into consideration and amendments are made. Ensure this is followed through to table 5.1 in the main Scoping report text.	Hyder
		Much of the data used in this document is taken from the AONB Management Plan SEA Report 2014. Although this was as up to date as possible at the time of writing the SEA report, it is now out of date and there is more recent data available. This SA should be based on the most up to date information and commenting on trends. Examples are the English Heritage (now Historic England) 2014 At Risk Register (2012 data is used here) and also the water quality data.	The intention was to draw upon the existing data as much as possible given it was produced recently.	-
	Additional comments: 1.1 Population.	Key villages need to include Storth/Sandside for consistency.	Agreed make amendment in text.	Hyder
	1.2 Education and Qualifications.	Ingleton Primary School is not within the AONB. Bleasdale School is a special needs school.	Agreed make amendment in text.	Hyder
	1.3 Health.	Arnside Surgery not Dr D Kew. A simple list of GPs surgeries and their location does not highlight the issue of capacity. Arnside surgery is at capacity already. Additional housing and an increasing population – is this sustainable?	SLDC indicates this may not be obtainable but that previous work they undertook concluded information from the NHS which suggests that funding is per patient and that surgeries can apply for extra funding to cover any increase in patient numbers and required expansion..	LCC
	1.4	The paragraph on sports facilities is incomplete – eg Arnside recreation ground, football and cricket clubs play here, bowling club, tennis club..., gym at Warton....Needs further research to be a robust indicator.	Use LCC and SLDC open space sports and recreation study to expand this	LCC
	1.5 Water.	Figure 1.5.2. The area to the south east of Silverdale highlighted in the text is Leighton Moss, a wetland area. The discussion re surface flooding in this paragraph needs to be more explanatory regarding Silverdale. Also for Warton.	Agreed make amendment in text.	Hyder
	1.6 Soil and Land Quality	Confusion between Geological Heritage Sites, Local Geological Sites and RIGS – need to clarify and be consistent. Suggest use Local Geological/Geodiversity Sites to be consistent across the AONB.	Agreed make amendment in text.	Hyder
	3rd paragraph -	There are many more than 11 geological features within the AONB. These are specific features within SSSIs which are monitored by NE. The current wording is misleading. I suggest removing the reference to features or expand the text and re insert the information on condition.	Agreed make amendment in text.	Hyder
	4th para	Refers to LGS but bullet points above refer to GHSSs. Then RIGS are mentioned. These are all the same thing but with different names. There are 7 within the AONB. This needs clarification (Warton dolines is classed as one LGS but includes 3 separate sites)	Agreed, clarify by editing text.	Hyder
		Up to date information should be sought from more recent Defra agricultural censuses to compare with the 2010 data collated for the AONB Management Plan SEA.	Agreed, more recent data is available on on.GOV.uk https://www.gov.uk/government/statistical-data-sets/structure-of-the-agricultural-industry-in-england-and-the-uk-at-june	-
	Key Sustainability Issues and Opportunities, bullet 1 –	Not sure what is meant here. Limestone pavements are already protected by limestone Pavement Orders (perhaps these should be mentioned in the main text).	Agreed make amendment in text to clarify.	Hyder
	1.9 Biodiversity, Flora and Fauna. 4th indicator -	Remove 'of'. Not sure that this is a relevant indicator here. I would suggest much more relevant, particularly 'visual intrusion', in the landscape section	Agreed make amendment in text.	Hyder
		The AONB is within the Morecambe Bay Limestones and Wetlands NIA not the other way round.	Agreed make amendment in text.	Hyder

Consultee	Section	Response	Comment and Further Action	Required by
		Woodland management figures must be correctly referenced – Protected Landscapes Monitoring Framework – Forestry Commission?	Agreed make amendment in text.	Hyder
	1.10 Cultural Heritage. 2nd indicator.	There seems to be a bit of confusion here between listed buildings, scheduled monuments and the 'At risk' register.	Clarify text.	Hyder
	1.12	The household waste recycling centre at Carnforth is within the AONB.	Agreed make amendment in text.	Hyder
	1.13 Transportation	Rail links within the AONB – I would suggest highlighting the links to Barrow, Lancaster, Preston and Manchester, the west coast main line etc. rather than Cark, Ulverston and Wennington.	Agreed make amendment in text.	Hyder
		Airports – the nearest main airports for residents of the AONB are Manchester, Liverpool and Glasgow.	Agreed make amendment in text.	Hyder
		We welcome the inclusion of local services under 'Data Gaps' but not quite sure whether 'Transportation' is quite the right heading? Would it not be more appropriate under 'Living Environment'?	Agreed make amendment and move to more appropriate section.	Hyder
	1.17 Transboundary Issues.	Service provision and education are mentioned as examples but then specifics for the AONB are not highlighted in the bullet points. Health provision, eg hospitals, secondary education etc may be worth mentioning.	Agreed make amendment in text.	Hyder
	Appendix C Figure 3	The AONB and Lake District National Park boundaries do not overlap. The boundary shown in Figure 1.1 is correct.	There appears to be an inconsistency with the GIS data layers provided. LDNP GIS contact available via this link: http://www.lakedistrict.gov.uk/caringfor/policies/boundarymap	-
	Figure 5	Geological Heritage Sites and RIGS are the same thing - -see http://www.lancashire.gov.uk/learn/site-designations.aspx and it may be better to use a single term across the AONB, as in the AONB Management Plan (Local Geological/Geodiversity sites)	Agreed make amendment in on figure to ensure areas fall under one term – Local Geological / geodiversity Sites.	Hyder
	Appendix D	There could also potentially be conflicts between SA Objective 1 and 15. Historic/archaeological features could be lost through housing development, historic character and settings of sites and features could be adversely affected.	Consider this conflict and then add to the matrix if agreed. Conflicts between objectives, [particularly the delivering housing and environmental objectives, are not uncommon and need not be a problem – the assessment is made in the whole	Hyder
		There are still a number of typos and grammatical errors in the document that need to be addressed	To action across the entire Scoping Report. Review and make amendments for spelling and grammar where necessary.	Hyder

APPENDIX D

Site Assessment Criteria

Obj. No.	SA Objective	Criterion Area / Sub-Topic	Criteria for Assessment		Timing and Uncertainty	
1	To ensure there is housing to meet all needs.	Housing	++	Site provides new homes (15 or more = major beneficial; it is expected that this quantity will ensure meeting a range of housing needs, including affordable and a mix of tenures).	ST	L
			+	Site provides new homes (fewer than 15 = minor beneficial; it is expected to help meet specific housing needs, e.g. affordable).	ST	L
			+	Site provides replacement or refurbishment of existing poor-quality homes.	ST	L
			+	Site is not a housing allocation.	ST	L
			○	Site promotes use of a small area of housing land (<0.5 ha) for a different land use with no other replacement.	N/A	N/A
			-	Site promotes use of a large area of housing land (.0.5 ha) identified to meet need for a different land use with no other replacement.	ST	L
			--	Site provides new homes (15 or more = major beneficial; it is expected that this quantity will ensure meeting a range of housing needs, including affordable and a mix of tenures).	ST	L
2	To improve wellbeing, physical and mental health for all and reduce health inequalities.	Health inequalities	++	Site achieves at least 1 major positive impact under relevant health criteria (see other impacts) in an area of high health deprivation (IMD <20% most deprived for 'health and disability').	M-LT	M
			++	Site achieves 2 or more minor positive impacts under relevant health criteria (see other impacts) in an area of high health deprivation (IMD <20% most deprived for 'health and disability').	M-LT	M
			+	Site achieves at least 1 major positive impact below in an area of moderate health deprivation (IMD 20-40% most deprives for 'health and disability').	M-LT	M
			+	Site achieves 2 or more minor positive impacts under relevant health criteria (see other impacts) in an area of moderate health deprivation (IMD 20-40% most deprived for 'health and disability').	M-LT	M
			○	Site is unlikely to have a discernible effect on health inequalities.	N/A	L
			-	Site would have at least 1 major negative impact under relevant health criteria (see other impacts) in an area of moderate health deprivation (IMD 20-40% most deprives for 'health and disability').	M-LT	M
			-	Site would have 2 or more minor negative impacts under relevant health criteria (see other impacts) in an area of moderate health deprivation (IMD 20-40% most deprived for 'health and disability').	M-LT	M
			--	Site would have 2 or more minor positive impacts under relevant health criteria (see other impacts) in an area of high health deprivation (IMD <20% most deprived for 'health and disability').	M-LT	M
			--	Site would have at least 1 major negative impact under relevant health criteria (see other impacts) in an area of high health deprivation (IMD <20% most deprived for 'health and disability').	M-LT	M
		Access to health services	++	Site is within 1 km of a GP surgery.	ST	M
			++	Site provides a new healthcare facility.	S-MT	L
			+	Site is between 1 km and 4 km of a GP surgery.	ST	M
			○	Site is unlikely to have a discernible effect on access to GP surgeries.	N/A	M
			-	Site is located more than 4 km from a GP surgery.	ST	M

Obj. No.	SA Objective	Criterion Area / Sub-Topic	Criteria for Assessment		Timing and Uncertainty			
			-	Site is likely to put pressure on the capacity of existing healthcare facilities.	S-MT	H		
			--	Site would lead to a loss of an existing healthcare facility without replacement.	S-LT	L		
		Active lifestyles	++	Site provides a significant new active transport facility available to existing residents, such as PROW connection or cycle path.	S-LT	L		
			++	Site provides a significant new recreational facility available to existing residents, such as new open space or play area.	S-LT	M		
			+	Site provides a significant new active transport facility such as PROW, but in effect it will only be available/accessible to new residents at the site.	S-LT	L		
			+	Site provides a significant new recreational facility such as open space or play area, but in effect it will only be available/accessible to new residents at the site.	S-LT	L		
			+	Site will lead to improvement (e.g. improved management) to a recreational / active transport facility available to existing residents, such as PROW connection, cycle path or open space.	S-LT	L		
			○	Site is unlikely to have a discernible effect on levels of physical activity.	N/A	M		
			-	Site would adversely affect an existing active transport facility, such as via diversion of a PROW.	S-LT	L		
			-	Site would adversely affect access (additional journey of 500 m +) for existing residents to the countryside or open coast.	S-LT	L		
			-	Site would adversely affect an existing recreational facility, such as partial loss of an open space.	S-LT	L		
			--	Site would lead to a loss of an existing recreational facility, such as an entire area of open space.	S-LT	M		
			--	Site would lead to a loss of an existing active transport facility, such as significant section of PROW or cycle path.	S-LT	M		
			Crime and safety	++	Site is a greenfield site within an area of high crime (IMD <20% most deprived for 'crime').	M-LT	H	
		+		Site is a greenfield site within an area of moderate crime (IMD 20-40% most deprived for 'crime').	M-LT	H		
		○		Site is unlikely to have a discernible effect on levels of crime.	N/A	M		
		-		Site is currently vacant/unused and in an area of moderate crime (IMD 20-40% most deprived for 'crime') - development may discourage crime or anti-social behaviour.	M-LT	H		
		--		Site is currently vacant/unused and in an area of high crime (IMD <20% most deprived for 'crime') - development will discourage crime or anti-social behaviour.	M-LT	H		
		3	To improve the level of skills, education and training.	Proximity to educational facilities	++	Site provides a new school or other educational facility.	M-LT	L
					++	Site is located within 500 m of a primary school.	M-LT	M
++	Site is located within 1 km of a secondary school or other further educational facility.				M-LT	M		
+	Site is located within 1 km of a primary school.				M-LT	M		
+	Site is located within 2 km of a secondary school or other further educational facility.				M-LT	M		
+	Site is not in proximity to a secondary school or further educational facility, but within 500 m of a frequent bus service / stop or railway station.				M-LT	M		
○	Site is unlikely to have a discernible effect on participation or attainment in education.				N/A	M		
-	Educational facilities are most accessible to the site by car.				M-LT	M		
-	Site is likely to put pressure on the capacity of existing educational facilities.				M-LT	H		
--	Site would lead to a loss of an existing educational facility without replacement.				S-LT	L		

Obj. No.	SA Objective	Criterion Area / Sub-Topic	Criteria for Assessment		Timing and Uncertainty	
		Access to natural spaces	+	Site is located adjacent to or within 500 m of the countryside or open coast, which provides an opportunity for environmental education.	S-LT	M
			+	Site is located adjacent to or within 500 m of a designated nature conservation site, which provides an opportunity for environmental education.	S-LT	M
			+	Site is located within 1 km of the countryside or open coast, which provides an opportunity for environmental education.	S-LT	M
			+	Site is located within 1 km of a designated nature conservation site, which provides an opportunity for environmental education.	S-LT	M
			○	Site is unlikely to have a discernible effect on levels of access to environmental education.	N/A	M
			-	Site would adversely affect access (addition journey of 500 m +) for existing residents to the countryside, open coast or designated nature conservation sites, which may harm opportunities for environmental education.	S-LT	M
			-	Site is assessed as having minor negative effects on designated nature conservation sites (see SA Objective 11), which may harm opportunities for environmental education.	M-LT	H
			--	Site is assessed as having major negative effects on designated nature conservation sites (see SA Objective 11), which may harm opportunities for environmental education.	M-LT	H
4	To improve access to services, facilities, the countryside and open spaces	Bus / train access	++	Site is within 500 m of a bus service / stop or railway station.	S-LT	M
			++	Site provides a new public transport option for existing residents, e.g. a new bus route serving the existing community or new rail stop.	S-LT	L
			+	Site is within 1 km of a bus service / stop or railway station.	S-LT	M
			+	Site provides a new access (e.g. a new stop) to a frequent bus service, but only beneficial to new residents at the site.	S-LT	L
			○	Site is unlikely to have a discernible effect on access to public transport services.	N/A	M
			-	Access from the site to services and facilities is predominately by car.	M-LT	M
			--	Site would harm others' access to public transport, such as by diverting footpaths, removing information access or moving bus stops / stations.	S-LT	M
			Highways access	++	Site would resolve an existing highway safety or capacity issue.	S-MT
		+		Site would contribute to highways improvements which would benefit access.	S-MT	L
		+		Site will enhance access to new/ existing facilities, e.g. new parking, wheelchair accessibility, etc.	S-MT	L
		○		Site would have adequate highways access or is easily provided.	N/A	M
		-		Site has a potential highways access issue, such as poor passing or visibility (e.g. long, single-track lanes), road quality, or along a highly congested route.	S-MT	L
		--		It is unlikely that safe site access can be secured without substantial highway works.	S-MT	L
		Proximity to community services and buildings	++	Site is within 500 m of a local or key service centre.	M-LT	M
			++	Site is within 500 m of a place of worship, town or village hall.	M-LT	M
			+	Site is within 1 km of a local or key service centre.	M-LT	M
			+	Site is within 1 km of a place of worship, town or village hall.	M-LT	M
			○	Site is unlikely to have a discernible effect on access to community buildings or community cohesiveness.	N/A	M
			-	Local or key service centres, and community buildings such as town or village halls, are more than 1 km away.	M-LT	M
			--	Site would harm others' access to town or village halls, or to local or key service centres, such as by diverting roads,	M-LT	M

Obj. No.	SA Objective	Criterion Area / Sub-Topic	Criteria for Assessment	Timing and Uncertainty	
			footpaths, removing information access or moving bus stops / stations.		
		Access to cultural and leisure facilities	++ Site would create a new cultural or leisure facility, such as a theatre, sport / recreation centre, library, museum, etc..	M-LT	L
			+ Site is within 1km of a cultural or leisure facility, such as a theatre, sport / recreation centre, museum, etc..	M-LT	M
			○ Site is unlikely to have a discernible effect on access to other cultural or leisure facilities.	N/A	M
			-- Site would lead to the loss of a cultural or leisure facility with no replacement, such as a theatre, sport facility, library or museum.	M-LT	L
		Access to open and green space	++ Site is located within 500 m of the countryside or open coast.	S-LT	M
			+ Site is located within 1 km of the countryside or open coast.	S-LT	M
			++ Site would create a new area of open space.	S-LT	L
			++ Site is within 500 m of a designated historic asset (see SA Objective 16).	S-LT	M
			+ Site is within 500 m of an existing area of open space, and there are no known capacity issues.	S-LT	M
			+ Site is within 1 km of a designated historic asset (see SA Objective 16).	S-LT	M
			○ Site is unlikely to have a discernible effect on access to the countryside, historic environment or open space.	N/A	M
			- Site would adversely affect access (additional journey of 500 m +) for existing residents to the countryside, open coast, open space or designated historic assets.	S-LT	L
			- Site would affect the quality or capacity of existing open space, including partial loss of an area of open space.	S-LT	L
			- Site is assessed as having minor negative effects on designated historic assets (see SA Objective 16).	S-LT	L
			-- Site is assessed as having major negative effects on designated historic assets (see SA Objective 16).	S-LT	L
			-- Site would cause the loss of an entire area of open space with no replacement.	S-LT	L
5	To diversify and strengthen the local economy and retain and create jobs, encouraging economic inclusion	General economy	++ Site is an employment site over one hectare in size.	S-LT	L
			++ Site will provide a new tourist attraction, which will not detrimentally affect any others in the area.	S-LT	M
			+ Site will enhance access provisions to new/ existing facilities e.g. new parking, wheelchair users, etc.	ST	L
			+ Site is an employment site under one hectare in size.	S-LT	L
			+ Site will improve access to an employment site.	ST	L
			○ Site is unlikely to have a discernible effect on economic conditions or competitiveness.	N/A	M
			- Site is a housing site which will lead to the loss of an active or potentially viable employment site of under 1 hectare size with no replacement.	S-LT	L
			- Site could have impacts on a tourist attraction or facility, including historic feature (see SA Objective 16).	S-LT	M
			-- Site could lead to the loss of a key tourist attraction or facility.	S-LT	M
			-- Site is a housing site which will lead to the loss of an active or potentially viable employment site of over one hectare in size with no replacement.	S-LT	L
6	To retain and create jobs and ensure the workforce	Job creation	++ Site is a large employment site (1 ha +).	S-LT	H
			+ Site is a small employment site (<1 ha).	S-LT	H
			○ Site is unlikely to have a discernible effect on the variety of employment opportunity.	S-LT	H
			- Site is a housing site which will lead to the loss of a small, active or potentially viable employment site (<1 ha).	S-LT	H

Obj. No.	SA Objective	Criterion Area / Sub-Topic	Criteria for Assessment	Timing and Uncertainty	
	meets local needs.		-- Site is a housing site which will lead to the loss of a large, active or potentially viable employment site (1 ha+).	S-LT	H
7	To encourage economic inclusion and access to jobs.	Access to jobs	++ Site is a housing site located within 1 km of local employment opportunities (e.g. main settlement(s)).	S-LT	L
			++ Site is an employment site located within 1 km from a residential area.	S-LT	L
			++ Site is an employment site in the area of the highest employment or income deprivation in the authority.	S-LT	L
			+ Site is an employment site located 1-4 km away from of the area the highest employment or income deprivation in the authority.	S-LT	L
			+ Site is a housing site located 1-4 km away from local employment opportunities (e.g. main settlement(s)).	S-LT	L
			+ Site is an employment site located 1-4 km from a residential area.	S-LT	L
			○ Site is unlikely to have a discernible effect on access to jobs, or the equitable distribution of employment opportunities.	N/A	L
			- Site is an employment site located 4-6 km away from the area of highest employment or income deprivation in the authority.	S-LT	L
			-- Site is an employment site located 6 km or more away from the area of highest employment or income deprivation in the authority.	S-LT	L
			- Site results in the loss of an employment site located 1-4km from a residential area without replacement.	S-LT	L
			-- Site results in the loss of an employment site within 1km from a residential area without replacement.	S-LT	L
			8	To protect and improve air quality	Air quality
○ Site has limited potential to contribute to addressing air quality issues but no evidence to suggest exacerbation of them.	N/A	M			
- Site has the potential to increase emissions in an area already potentially near to statutory limits, e.g. along an existing congested road.	M-LT	M			
9	To limit and adapt to climate change and increase energy efficiency.	Sustainable transport and GHG emissions	++ Site located adjacent to sustainable transport opportunities.	S-LT	L
			++ Site located adjacent to jobs/services.	S-LT	L
			+ Site located within 1 km of sustainable transport opportunities.	S-LT	L
			+ Site located within 1 km of jobs/services.	S-LT	L
			○ Site has limited potential to significantly change sustainable transport uptake.	S-LT	L
			- Site located in areas inaccessible to a range of services/places and no on-site services provided.	S-LT	L
			-- Site would require complete dependence on the use of private cars.	S-LT	L
		Energy efficiency and renewables	++ Site proposes to be an exemplar of energy efficiency, sustainable design and/or renewable energy, or will export renewable energy to the grid.	S-LT	L
			+ Site proposes to use high standards of energy efficiency, sustainable design and/or renewable energy, but will not export renewable energy to the grid.	S-LT	L
			○ Site has limited potential to significantly change average energy efficiency in the borough.	S-LT	L
			- Constraints to incorporating energy efficiency, sustainable design or renewable energy measures are unknown.	S-LT	L
			-- Clear constraints to incorporating energy efficiency, sustainable design or renewable energy measures.	S-LT	L
		Green infrastructure provision –	++ Significant green infrastructure proposed on a large brownfield site (>0.4 ha) - likely to benefit climate change adaptation, providing major localised benefits in particular.	S-LT	L

Obj. No.	SA Objective	Criterion Area / Sub-Topic	Criteria for Assessment		Timing and Uncertainty	
		climate change adaptation	+	Limited green infrastructure proposed on a large brownfield site (>0.4 ha) - likely to benefit climate change adaptation.	S-LT	L
			+	Significant green infrastructure proposed on a large greenfield site (>0.4 ha) - likely to benefit climate change adaptation.	S-LT	L
			○	Limited green infrastructure proposed on a large greenfield site (>0.4 ha) - not likely to alter climate change adaptation significantly.	S-LT	L
			-	No green infrastructure proposed on a large brownfield site (>0.4 ha) - this could make the site more susceptible to climate impacts.	S-LT	L
			-	Amount of green infrastructure proposed is unknown - if none provided, this could make the site more susceptible to climate impacts.	S-LT	L
			--	No green infrastructure proposed on a large greenfield site (>0.4 ha) - if none provided, this could make the site significantly more susceptible to climate impacts.	S-LT	L
10	To protect and enhance water quality, resources and reduce the risk of flooding	Water quality - surface water	++	Site will remediate an area with water body, e.g. a heavily polluted stream or pond.	S-MT	L
			+	Site will remediate potentially contaminated land adjacent to a water body, or containing a water body.	S-MT	L
			○	No water bodies within 100 m of the site.	N/A	N/A
			-	Site is within 100 m of a water body, but none adjacent or within the site.	S-MT	L
			--	There are water bodies within the site.	S-MT	L
			--	Site is adjacent to a water body.	S-MT	L
		Water quality - groundwater	○	Site is not within a groundwater Source Protection Zone.	N/A	L
			-	Site is within the 'outer' groundwater Source Protection Zone.	S-MT	L
			--	Site is within the 'inner' groundwater Source Protection Zone.	S-MT	L
		Water infrastructure	○	Site has adequate water and sewerage infrastructure, or will be readily provided alongside the development.	N/A	L
			-	Site requires some upgrading to water or sewerage infrastructure or alternative solutions required (such as a septic tank).	S-MT	L
			--	Site has a major water or sewerage infrastructure constraint - liaison with the water company required, and site may not be able to go ahead.	S-MT	L
		Flood risk - fluvial	++	Site will include flood risk management measures in EA Flood Zone 3 (high risk) which will benefit other sites or infrastructure (e.g. roads).	S-LT	L
			+	Site will include flood risk management measures in EA Flood Zone 2 (moderate risk) which will benefit other sites or infrastructure (e.g. roads).	S-LT	L
			○	Site is within EA Flood Zone 1 - low risk.	N/A	M
			-	Site is within EA Flood Zone 2 - moderate risk.	S-LT	M
			--	Site is within EA Flood Zone 3 - high risk.	S-LT	M
		Flood risk - surface water	++	Site will include flood risk management measures in an area of high surface water flood risk which will benefit other sites or infrastructure (e.g. roads).	S-LT	L
+	Site will include flood risk management measures in an area of medium surface water flood risk which will benefit other sites or infrastructure (e.g. roads).		S-LT	L		
○	Site is not at risk of surface water flooding.		N/A	M		
-	Site is in an area of medium surface water flood risk.		S-LT	M		
--	Site is in an area of high surface water flood risk.		S-LT	M		
11	To protect and enhance biodiversity	Designated nature and geological conservation	○	Site is not in close proximity to a designated nature conservation site.	S-LT	M
			-	Within 500m of an SBI / LWS (not adjacent) - local wildlife designation.	S-LT	L

Obj. No.	SA Objective	Criterion Area / Sub-Topic	Criteria for Assessment	Timing and Uncertainty	
	and geodiversity.		- Within 500m of an SGI / LGS (not adjacent) - local geological designation.	S-LT	L
			- Within 500m of an LNR (not adjacent).	S-LT	L
			- Within 500m of an NNR (not adjacent).	S-LT	L
			- Within 500m of a SSSI (not adjacent).	S-LT	L
			- Within 500m of an SPA (not adjacent).	S-LT	L
			- Within 500m of an SAC (not adjacent).	S-LT	L
			- Within 500m of a a Ramsar Site (not adjacent).	S-LT	L
			-- Adjacent to an SBI / LWS - local wildlife designation.	S-LT	L
			-- Adjacent to an SGI / LGS - local geological designation.	S-LT	L
			-- Adjacent to an LNR.	S-LT	L
			-- Adjacent to an NNR.	S-LT	L
			-- Adjacent to a SSSI.	S-LT	L
			-- Adjacent to an SPA.	S-LT	L
			-- Adjacent to an SAC.	S-LT	L
			-- Adjacent to a Ramsar Site.	S-LT	L
		Species and other habitats	++ Site will create a priority habitat in an appropriate location, such as a new wetland area as part of a wider network of wetlands.	S-LT	H
			○ Site is at low risk of affecting protected or priority species.	S-MT	H
			- Site can affect priority or protected species, as it is agricultural (e.g. breeding birds) or contains existing structures (e.g. bats).	S-MT	H
			- Site can affect priority or protected species, as it contains woodland (not including ancient woodland).	S-MT	H
			- Site can affect priority or protected species, as it contains or is adjacent to non-priority habitat (e.g. fragmented heath, grass moorland or 'additional habitat' as ID'ed by Natural England).	S-MT	H
			-- Site contains or is adjacent to ancient woodland.	S-MT	H
			-- Site contains or is adjacent to coastal priority habitat (e.g. saltmarsh).	S-MT	H
			-- Site contains or is adjacent to grassland priority habitat (e.g. grazing marsh, calcareous, etc.).	S-MT	H
			-- Site contains or is adjacent to heathland.	S-MT	H
			-- Site contains or is adjacent to limestone pavements.	S-MT	H
			-- Site contains or is adjacent to priority wetland (e.g. lowland raised bog, reedbeds).	S-MT	H
			Habitat connectivity	++ Site will create green infrastructure which restores a habitat linkage which has been lost.	S-LT
		+ Site will create green infrastructure which contributes to a wider green / wildlife corridor.		S-LT	M
		○ Site is unlikely to affect habitat connectivity significantly.		S-LT	M
		- Site will reduce habitat connectivity, such as by increasing distances between habitats or agricultural areas in any direction (north-south, east-west, etc.).		S-LT	M
		-- Site will sever the connection between two areas of habitat, with no alternative linkage or path around the site.		S-LT	M
		Green infrastructure provision	++ Significant green infrastructure proposed on a large brownfield site (>0.4 ha).	S-LT	L
			+ Limited green infrastructure proposed on a large brownfield site (>0.4 ha).	S-LT	L
			+ Significant green infrastructure proposed on a large greenfield site (>0.4 ha).	S-LT	L
			○ Limited green infrastructure proposed on a large greenfield site (>0.4 ha).	S-LT	L
			- No green infrastructure proposed on a large brownfield site (>0.4 ha).	S-LT	L
			- Amount of green infrastructure proposed is unknown.	S-LT	L
			-- No green infrastructure proposed on a large greenfield site (>0.4 ha).	S-LT	L

Obj. No.	SA Objective	Criterion Area / Sub-Topic	Criteria for Assessment		Timing and Uncertainty	
12	To protect and enhance landscape and townscape character and quality.	Landscape and townscape	++	Site is likely to have a major positive effect on local landscape character.	S-LT	H
			+	Site is likely to have a minor positive effect on local landscape character.	S-LT	H
			○	Site is likely to have a neutral effect on local landscape character.	N/A	H
			-	Site is likely to have a negative effect on local landscape character.	S-LT	H
		Visual amenity	++	Site is likely to have a major positive effect on visual amenity.	S-LT	H
			+	Site is likely to have a minor positive effect on visual amenity.	S-LT	H
			○	Site is likely to have a neutral effect on visual amenity.	S-LT	H
			-	Site is likely to have a negative effect on visual amenity.	S-LT	H
13	To protect land and soil and ensure the sustainable use of natural resources.	Soil and contaminated land	++	Site is on brownfield land and actively promotes remediation.	S-LT	L
			+	Site is on brownfield land.	S-LT	L
			○	Although on greenfield land, the site is small (<0.4 ha) and in a sustainable location.	S-LT	L
			-	Site is a small greenfield site (<0.4 ha).	S-LT	L
			--	Site is a large greenfield site (>0.4 ha).	S-LT	L
			--	Site is located on best and most versatile agricultural land (Grades 1, 2 or 3 - where 3 could be sub-grade 3a, which is best and most versatile).	S-LT	L
14	To manage mineral resources sustainably, minimise waste and encourage recycling.	Natural resources and waste	-	Site will use natural resources and produce waste during both construction and operation.	S-LT	L
			--	Site is a designated minerals safeguarding area or contains viable minerals for extraction, which may be sterilised.	S-LT	L
15	To create vibrant, active, inclusive and open-minded communities with a strong sense of local history.	Community identify and cultural heritage	++	Site is within an existing community which contains notable heritage assets.	S-LT	M
			+	Site is within an existing community with no notable heritage assets or on the edge of an existing community.	S-LT	M
			○	Site is attached to an existing group of buildings no more than 2km from an existing community.	S-LT	M
			-	Site is attached to an existing group of buildings over around 2km from an existing community.	S-LT	M
			--	Site is not within a group of buildings or is attached to an existing group of buildings that is over 2km from an existing community.	S-LT	M
		Proximity to community services and buildings	++	Site is within 500 m of a local or key service centre.	M-LT	M
			++	Site is within 500 m of a place of worship, town or village hall.	M-LT	M
			+	Site is within 1 km of a local or key service centre.	M-LT	M
			+	Site is within 1 km of a place of worship, town or village hall.	M-LT	M
			○	Site is unlikely to have a discernible effect on access to community buildings or community cohesiveness.	N/A	M
			-	Local or key service centres, and community buildings such as town or village halls, are more than 1 km away.	M-LT	M
			--	Site would harm others' access to town or village halls, or to local or key service centres, such as by diverting roads, footpaths, removing information access or moving bus stops / stations.	M-LT	M
16	To protect and enhance the historic environment	Historic environment	++	There is a clear commitment to restore, or where this is not possible, maximise the salvaging of an historic asset.	S-LT	M
			+	There is a clear commitment to improve the historic character of the site, such as replacement of unsympathetic buildings.	S-LT	M
			○	Site is unlikely to have a significant impact on the historic environment.	S-LT	H

Obj. No.	SA Objective	Criterion Area / Sub-Topic	Criteria for Assessment	Timing and Uncertainty	
	and heritage assets.		- Site is greenfield and within an area of some archaeological potential.	ST	H
			- Site is brownfield (previously disturbed), within an area of high or particularly sensitive archaeological potential.	ST	H
			- Site is within 300 m of a Listed Building (all grades), and so has potential to affect its historic setting.	S-LT	H
			- Site is within 100 m of a Conservation Area, and so has potential to affect its historic setting.	S-LT	H
			- Site is within 300 m of a Scheduled Monument, and so has potential to affect its historic setting.	S-LT	H
			- Site is within 300 m of a Registered Park / Garden, and so has potential to affect its historic setting.	S-LT	H
			- Site is within 300 m of a Registered Battlefield, and so has potential to affect its historic setting.	S-LT	H
			- Site is adjacent to a Grade II Listed Building, and so has potential to affect its historic setting.	S-LT	H
			-- Site is greenfield, within an area of high or particularly sensitive archaeological potential, and so has potential to cause direct or indirect effects.	ST	H
			-- Site is within a Conservation Area, and so has potential to cause direct or indirect effects.	S-LT	H
			-- Site contains a Grade II Listed Building, and so has potential to cause direct or indirect effects.	S-LT	H
			-- Site contains or is adjacent to a Grade I or II* Listed Building, and so has potential to cause direct or indirect effects.	S-LT	H
			-- Site contains or is adjacent to a Scheduled Monument, and so has potential to cause direct or indirect effects.	S-LT	H
			-- Site contains or is adjacent to a Grade I or II* Registered Park / Garden, and so has potential to cause direct or indirect effects.	S-LT	H
			-- Site contains or is adjacent to a Registered Battlefield, and so has potential to cause direct or indirect effects.	S-LT	H

APPENDIX E

SA of Issues and Options Matrices

DPD Option	Q6 Should the AONB DPD identify the proportion of affordable housing to be developed in the AONB?		
SA Objective	Score		Commentary / Recommendation
	Affordable Housing Target	No Affordable Housing Target	
1.Housing	++ S/M/L D R M	-- S/M/L D R H	By setting a target for delivering affordable housing within the AONB this achieves SA objectives on housing. It would greatly encourage the likelihood of there being housing to meet all needs. However this does not suggest where the allocations will be and so there is a reduced certainty in this – i.e. would they be in the areas most at need? By potentially not delivering the affordable housing needed this may have an adverse effect on the wellbeing of those unable to enter the housing market or to be financially overstretched. Provision of a balanced housing market to meet all needs is also considered to be important to achieving cohesive communities. <i>It is recommended that targets and areas for affordable housing are included.</i>
2.Health	0 S/M/L I R L	- S/M/L I R L	
3.Education	0 S/M/L I R L	0 S/M/L I R L	
4.Service access	0 S/M/L I R L	0 S/M/L I R L	
5.Community	+ S/M/L I R L	- S/M/L I R L	
6.Participation	0 S/M/L I R L	0 S/M/L I R L	
7.Economy	+ S/M/L I R L	0 S/M/L I R L	Affordable housing may lead to more disposable income within the economy which may lead to investment. It may also encourage a wider range of workers to live in the AONB although the locations for this are not stipulated. Identification of affordable housing targets will neither have a positive or negative effect on the creation of jobs within the AONB. There may be slightly better access to jobs for all and economic inclusion benefits as a result. However certainty is low. <i>It is recommended that targets and areas for affordable housing are included.</i>
8.Jobs	0 S/M/L I R L	0 S/M/L I R L	
9.Economic inclusion	+ S/M/L I R L	0 S/M/L I R L	
10.Air quality	0 S/M/L I R L	0 S/M/L I R L	A neutral score is given for the environmental objectives. This is because whether housing is affordable or not is unlikely to significantly affect the land-take or environmental effect of the development.
11.Climate change	0 S/M/L I R L	0 S/M/L I R L	
12.Water	0 S/M/L I R L	0 S/M/L I R L	
13.Bio/geo - diversity	0 S/M/L I R L	0 S/M/L I R L	
14.Landscape	0 S/M/L I R L	0 S/M/L I R L	
15.Soil / resources	0 S/M/L I R L	0 S/M/L I R L	
16.Minerals / Waste	0 S/M/L I R L	0 S/M/L I R L	
17.Heritage	0 S/M/L I R L	0 S/M/L I R L	

DPD Option	Q7 Should the AONB DPD restrict new housing development to local people and/or those who are going to use the property for their sole or main occupancy?		
SA Objective	Score		Commentary / Recommendation
	Sole / Main occupancy	No restriction	
1.Housing	++ S/M/L D R H	-- S/M/L D R L	Restricting new housing development to sole or main occupancy ownership through the DPD will better enable the AONB to provide housing to meet all needs and to provide more affordable homes. Restrictions on housing development to sole or main occupancy may lead to more local people living and consequently working in the AONB rather than properties being purchased as second home or holiday lets. This may benefit community cohesion and identity encouraging a more vibrant, active and open minded community and increasing the level of participation in democratic processes. <i>It is recommended that a policy restricting housing development is implemented within the AONB DPD.</i>
2.Health	0 S/M/L I R L	0 S/M/L D R L	
3.Education	0 S/M/L I R L	0 S/M/L I R L	
4.Service access	0 S/M/L I R L	0 S/M/L I R L	
5.Community	+ S/M/L I R L	- S/M/L I R L	
6.Participation	+ S/M/L I R L	- S/M/L I R L	
7.Economy	+ S/M/L I R M	+ S/M/L I R L	Restrictions on housing development to sole or main occupancy may lead to more local people living and consequently working in the AONB rather than properties being purchased as second home or holiday lets. This would enable more workers to live in the AONB and may also help to limit house price inflation, thereby assisting affordability. Conversely, homes that are for holiday purposes may benefit the tourism economy. <i>It is recommended that some degree of restriction or direction on ownership is considered.</i>
8.Jobs	+ S/M/L I R M	- S/M/L I R L	
9.Economic inclusion	+ S/M/L I R M	- S/M/L I R L	
10.Air quality	0 S/M/L I R L	0 S/M/L I R L	It is not considered that restrictions on housing ownership within the AONB will significantly affect the environmental SA objectives.
11.Climate change	0 S/M/L I R L	0 S/M/L I R L	
12.Water	0 S/M/L I R L	0 S/M/L I R L	
13.Bio/geo - diversity	0 S/M/L I R L	0 S/M/L I R L	
14.Landscape	0 S/M/L I R L	0 S/M/L I R L	
15.Soil / resources	0 S/M/L I R L	0 S/M/L I R L	
16.Minerals / Waste	0 S/M/L I R L	0 S/M/L I R L	
17.Heritage	0 S/M/L D R H	0 S/M/L D R L	

DPD Option	Q8 How should the AONB DPD promote the development of certain housing types within the AONB to meet particular housing needs?		
SA Objective	Score		Commentary / Recommendation
	Specify types for certain needs	Require a range to meet needs	
1.Housing	++ S/ML D R H	++ S/ML D R M	The proposal for specific housing types required to meet particular housing needs will achieve SA criteria for housing needs. Requiring a range will similarly meet this SA objective but with slight less certainty. They will both ensure that there is enough housing available to meet all needs in all areas and will ensure a reasonable amount of affordable housing is provided. Both options will have an indirect benefit on the community SA objectives by ensuring social inclusiveness and cohesion. <i>It is recommended therefore that housing development required meets specific types rather than requiring a range. This can therefore be influenced by AONB specific targets and issues surrounding housing.</i>
2.Health	0 S/ML I R M	0 S/ML I R L	
3.Education	0 S/ML I R M	0 S/ML I R L	
4.Service access	0 S/ML I R M	0 S/ML I R L	
5.Community	+ S/ML I R M	+ S/ML I R M	
6.Participation	0 S/ML I R M	0 S/ML I R L	
7.Economy	0 S/ML I R M	0 S/ML I R L	It is not considered that proposals for specific housing types or a range of housing types will significantly affect the economic SA objectives.
8.Jobs	0 S/ML I R M	0 S/ML I R L	
9.Economic inclusion	0 S/ML I R M	0 S/ML I R L	
10.Air quality	0 S/ML I R L	0 S/ML I R L	A neutral score is given for the environmental objectives. This is because whether housing type is specified or not is unlikely to significantly affect the environmental effect of the development.
11.Climate change	0 S/ML I R L	0 S/ML I R L	
12.Water	0 S/ML I R L	0 S/ML I R L	
13.Bio/geo - diversity	0 S/ML I R L	0 S/ML I R L	
14.Landscape	0 S/ML I R L	0 S/ML I R L	
15.Soil / resources	0 S/ML I R L	0 S/ML I R L	
16.Minerals / Waste	0 S/ML I R L	0 S/ML I R L	
17.Heritage	0 S/ML I R L	0 S/ML I R L	

DPD Option	Q9 How should the AONB DPD plan for housing development on rural estates, in isolated locations or specifically for agricultural and forestry workers?		
SA Objective	Score		Commentary / Recommendation
	Criteria Based	Case by Case Basis	
1.Housing	++ S/M/L D R H	? S/M/L D R L	Development of housing on rural estates, in isolated locations and for agricultural/forestry workers would ensure housing provision meets the needs of the population involved in the rural economy. A criteria-based approach could ensure standardisation and adherence to sustainable-development policies such as encouraging proximity to public transport and ensuring that housing types are appropriate to needs. Given the isolated locations of these it is unlikely that access to healthcare, schools or services would be very relevant. There is uncertainty surrounding a case-by-case approach and a risk that needs may not be met without standard guidance.
2.Health	0 S/M/L D R H	0 S/M/L D R H	
3.Education	0 S/M/L D R H	0 S/M/L D R H	
4.Service access	0 S/M/L D R H	0 S/M/L D R H	
5.Community	0 S/M/L I R H	0 S/M/L D R H	
6.Participation	0 S/M/L I R M	0 S/M/L D R H	
7.Economy	+ S/M/L D R M	? S/M/L D R L	Providing development in rural areas could specifically help to achieve SA targets for the economy. Criteria-based allocations can ensure that the right economic conditions can be created to encourage the growth of local businesses. This would support the maintenance of the agricultural economy and allow development to support the agricultural and forestry workers within the AONB. Assigning this development on a case-by-case basis could deliver similar benefits but this is much less certain. <i>It is recommended that a criteria based approach is taken to maximise certainty.</i>
8.Jobs	+ S/M/L D R M	? S/M/L D R L	
9.Economic inclusion	+ S/M/L D R M	? S/M/L D R L	
10.Air quality	0 S/M/L I I M	0 S/M/L I I M	Accommodation on rural estates, in isolated locations or specifically for agricultural and forestry workers is likely to be small scale and low-impact. However, all development if inappropriate can cause harm to the environment. A criteria-based approach can help to ensure against adverse effects and promote sustainable development. A case-by case approach is much more uncertain and puts greater reliance on the wider policy framework. <i>Where development is needed a criteria-based approach can provide a greater degree of standardisation and certainty. However, this should also ensure that local circumstances and characteristics are taken into account.</i>
11.Climate change	+ M/L I I L	? S/M/L D R L	
12.Water	+ M/L I I L	? S/M/L D R L	
13.Bio/geo - diversity	+ S/M/L D I M	? S/M/L D R L	
14.Landscape	? M/L D R L	? S/M/L D R L	
15.Soil / resources	+ S/M/L D I M	? S/M/L D R L	
16.Minerals / Waste	+ S/M/L D R L	? S/M/L D R L	
17.Heritage	+ S/M/L I I L	? S/M/L D R L	

DPD Option	Q10 Should the AONB DPD prioritise and/or set a locally appropriate target for the use of brownfield land?		
SA Objective	Score		Commentary / Recommendation
	Target for Brownfield	No Target for Brownfield	
1.Housing	0 S/M D I L	0 S/M/L I R L	The amount of brownfield land in the AONB is relatively limited and it is expected that this should be developed as a priority. Some developers may be disincentivised to apply for these sites as they can be more difficult to develop although this should be made easier for them through policy incentives. However, this is not considered to have a significant effect on the speed or type of housing delivery given the small quantities available. It is likely that brownfield sites are closer to settlements where access to services in the short-term may be better. In the short-term it may also mean that important development in rural areas (to meet rural needs) would be delayed as these would most likely be on greenfield sites. However, this is too uncertain to warrant providing a negative assessment against. There would not be any significant effects of these options on many of the social SA Objectives.
2.Health	0 S/M/L I I M	0 S/M/L I R L	
3.Education	0 S/M/L I R L	0 S/M/L I R L	
4.Service access	+ S I I L	0 S/M/L I R L	
5.Community	0 S/M/L I R L	0 S/M/L I R L	
6.Participation	0 S/M/L I R L	0 S/M/L I R L	
7.Economy	+/- S/M D I M	0 S/M/L I R L	Prioritising brownfield development may help to encourage inward investment and growth as part of creating an image of a sustainable location for development. In contrast the principle identified about developers having less incentive to develop these sites would still apply. Brownfield development will not meet further economy SA objectives, issues such as increasing access for all to arrange of jobs will need further policies to emerge to meet objectives.
8.Jobs	0 S/M/L I R L	0 S/M/L I R L	
9.Economic inclusion	0 S/M/L I R L	0 S/M/L I R L	
10.Air quality	0 S/M/L I R L	0 S/M/L I R L	Ensuring an appropriate target is set for development in the AONB on brownfield land will have a neutral effect on air quality and climate change SA objectives. By ensuring that brownfield sites are developed first, this could help any potential ground pollution issues relating to them to be rectified sooner. By setting a target for the use of brownfield land will mean it is less likely greenfield sites would be developed in short term. This will help protect and conserve bio/geodiversity. Similarly it will ensure the appropriate re use of brownfield sites, achieving minor positive effects for both landscape and soil and resources and protecting and enhancing the landscape and special qualities throughout the AONB. This will also help conserve views into, across and out of the AONB. It will protect and conserve areas the historic landscape and settlement character. Many of these benefits are considered to be short-term only as once the brownfield site are developed, greenfield sites would need to be developed in any case.
11.Climate change	0 S/M/L I R L	0 S/M/L I R L	
12.Water	+ S I R L	0 S/M/L I R L	
13.Bio/geo - diversity	+ S I R L	- I R L	
14.Landscape	+ S D R L	- S I R L	
15.Soil / resources	++ S D R M	- S I R L	
16.Minerals / Waste	0 S/M/L I R L	0 S/M/L I R L	
17.Heritage	?	?	

DPD Option	Q11 Should the AONB DPD seek to guide the density of new development?		
SA Objective	Score		Commentary / Recommendation
	Density Guideline	No Guideline for Density	
1.Housing	++ S/M/L D I H	? S/M/L D I L	By guiding the density of new development there will be more opportunity to deliver housing to meet all needs and ensure affordable housing can also be provided. This may also help to achieve better access to health, education and service provision by located denser populations nearer to facilities. By not guiding density there is less certainty over achieving SA objectives and this will rely on other policies to define provision and allocation of services and development. <i>The recommendation is to guide density in developments to ensure the most positive effects from the SA objectives are achieved.</i>
2.Health	++ S/M/L D R M	? S/M/L D I L	
3.Education	++ S/M/L D R M	? S/M/L D I L	
4.Service access	++ S/M/L D R M	? S/M/L D I L	
5.Community	0 S/M/L I R M	0 S/M/L I R L	
6.Participation	0 S/M/L I R L	0 S/M/L I R L	
7.Economy	++ S/M/L D R M	- S/M/L D R L	Similar to above by guiding densities there may be better opportunities to promote larger populations in areas closer to jobs and away from more remote and inappropriate locations. Access to jobs may be better managed with guided density and the needs of the area fulfilled. By not seeking to guide density this may lead to a detraction from SA objectives as Economic needs may not be met with too little development and with too much development economic provision will be under too much pressure. However the certainty of this is low and it will depend on how much development is being proposed and in which areas. <i>It is recommended therefore to guide density of development within the AONB.</i>
8.Jobs	++ S/M/L D R M	- S/M/L D R L	
9.Economic inclusion	++ S/M/L D R H	- S/M/L D R L	
10.Air quality	+ S/M/L D R H	? S/M/L D R L	Density guidelines for development will ensure that environmental SA objectives are not impacted on too negatively from sporadic development proposals. It will ensure that air quality can be protected and enhanced by ensuring development does not become too dense in inappropriate locations or by ensuring higher populations are located nearer to sustainable travel opportunities and services. Lower densities will be better in more remote/smaller settlement areas to ensure that landscape character and bio/geodiversity are impacted less. Guided densities, especially lower densities will help ensure that soil resources are conserved and that greenfield sites, areas of open space and amenity may be conserved in better containing development proposals. Higher densities may be more appropriate within settlements on brownfield sites so long as this is appropriate to the local character. <i>It is recommended therefore to guide density of development within the AONB with regard to local characteristics, needs and special qualities. .</i>
11.Climate change	+ S/M/L I R M	0 S/M/L I R L	
12.Water	+ S/M/L D R M	? S/M/L I R L	
13.Bio/geo - diversity	+ S/M/L D R L	? S/M/L I R L	
14.Landscape	+ S/M/L D R L	? S/M/L I R L	
15.Soil / resources	+ S/M/L D R L	? S/M/L I R L	
16.Minerals / Waste	+ S/M/L D R L	? S/M/L I R L	
17.Heritage	+ S/M/L D R L	? S/M/L I R L	

DPD Option	Q12 Should the AONB DPD identify allocations of land for community infrastructure?		
SA Objective	Score		Commentary / Recommendation
	Community Infrastructure Allocation	No Community Infrastructure Allocation	
1.Housing	0 S/M/L I I M	0 S/M/L I R M	Allocation of land for community infrastructure will ensure that that there are opportunities to develop and provide designated areas for service provisions such as health services, shops, educational facilities. This may also improve sustainable transport links and provision such as bus or train services. There may be local provisions that could be made for new pedestrian or cycle routes. This would improve sustainability and reduce the dependence on the private car. While not identifying allocations of land for these service provisions will not necessarily mean they will not be met, there is less certainty and this is reflected in the SA scores. <i>It is recommended that land for key community infrastructure are identified in the AONB DPD. It may not be appropriate to do this for all infrastructure, however, especially that of a smaller nature. This may be better addressed through policy requirements.</i>
2.Health	+ S/M/L D I M	? S/M/L I R L	
3.Education	+ S/M/L D I M	? S/M/L I R L	
4.Service access	++ S/M/L D I H	? S/M/L I R L	
5.Community	+ S/M/L D I M	? S/M/L I R L	
6.Participation	0 S/M/L I I L	0 S/M/L I I L	
7.Economy	+ S/M/L I R L	? S/M/L I R L	Identifying allocations of land for community infrastructure may improve transport and communications links. Also the allocating of services and facilities such as healthcare points, shops and educational establishments will ensure there is access to a range of jobs. This will enable an inclusive economy to develop which is vibrant and encourages inward investment. Educational establishments will also ensure a workforce which meets local needs and access to further training is available. <i>As above, it is recommended that land for key community infrastructure are identified in the AONB DPD.</i>
8.Jobs	+ S/M/L I R L	? S/M/L I R L	
9.Economic inclusion	++ S/M/L D R M	? S/M/L I R L	
10.Air quality	0 S/M/L I R L	0 S/M/L I R L	Setting aside land allocations for community infrastructure would most likely occur within settlements and less likely be located on rural areas of the AONB. However, answering whether or not allocations should be identified does not provide enough detail about what types of areas these allocations would be in or on how large. Therefore, for environmental SA objectives which are based around conserving and protecting sensitive features and the special qualities of the AONB the SA score will need to take into account more detailed proposals or more specific policies. Given this, if land allocations are not set aside for community infrastructure then this will not necessarily detract from SA objectives. <i>As above, it is recommended that land for key community infrastructure are identified in the AONB DPD</i>
11.Climate change	? S/M/L I R L	0 S/M/L I R L	
12.Water	0 S/M/L I R L	0 S/M/L I R L	
13.Bio/geo - diversity	? S/M/L I I L	0 S/M/L I R L	
14.Landscape	? S/M/L I I L	0 S/M/L I R L	
15.Soil / resources	? S/M/L I I L	0 S/M/L I R L	
16.Minerals / Waste	? S/M/L I I L	0 S/M/L I R L	
17.Heritage	? S/M/L I I L	0 S/M/L I R L	

DPD Option	Q14 How should policies deal with energy-related developments?		
SA Objective	Score		Commentary / Recommendation
	Safeguarding policy	No Safeguards	
1.Housing	0 M/L I R M	0 M/L I R L	It is not considered that the policies dealing with energy related developments will significantly affect the social SA objectives. If large scale energy projects were likely this may have an effect on human health and well-being although this is not expected in the AONB.
2.Health	0 M/L I R M	0 M/L I R L	
3.Education	0 M/L I R M	0 M/L I R L	
4.Service access	0 M/L I R M	0 M/L I R L	
5.Community	0 M/L I R M	0 M/L I R L	
6.Participation	0 M/L I R M	0 M/L I R L	
7.Economy	+ M/L I R M	0 M/L I R L	Safeguarding sites for energy developments will ensure that where energy infrastructure and plant is needed they will assist in creating the right economic conditions and infrastructure provision to encourage inward investment.
8.Jobs	0 M/L I R M	0 M/L I R L	
9.Economic inclusion	0 M/L I R M	0 M/L I R L	
10.Air quality	+ M/L I R L	? M/L I R L	A safeguarding policy that reflects the special qualities of the AONB would enable greater control over where and what type of energy development is provided. It is unclear whether not safeguarding land would simply mean that such developments do not come forward (which may benefit many of the environmental objectives other than Objective 11 which encourages clean energy) or whether there would be fewer controls over where and how they are developed. This is not withstanding the role of other policies in the plan.
11.Climate change	+ M/I I R L	- M/I I R L	
12.Water	+ M/L I R L	? M/L I R L	Energy developments can result in adverse environmental impacts if inappropriately developed. However, it may be possible to develop certain low-carbon/clean energy developments without these impacts. Implementing safeguarding policies into the AONB DPD could allow the most appropriate areas and types of technology to be identified. Key areas of impact could include landscape, pollution, biodiversity and heritage assets. <i>It is recommended that if locations can be identified for certain energy types within the AONB that would not affect its special qualities then these could be identified by safeguarding.</i>
13.Bio/geo - diversity	+ M/L D R M	? M/L I R L	
14.Landscape	+ M/L D R M	? M/L I R L	
15.Soil / resources	+ M/L D R M	? M/L I R L	
16.Minerals / Waste	+ M/L I R M	? M/L I R L	
17.Heritage	+ M/L D R M	? M/L I R L	

DPD Option	Q15 What policies should the AONB DPD contain to manage the impact of new development on highways and other services?		
SA Objective	Score		Commentary / Recommendation
	Develop near to services only	Case-by-case approach	
1.Housing	0 S/M I R M	0 S/M I R L	The AONB has a limited transport network based around minor, country roads. Travelling around the AONB can be problematic and is largely car dependent. Focussing new development near to roads and services is a positive measure that is likely to benefit a number of objectives including education (access to schools), essential services, health care and opportunities for community participation in cultural and recreational activities, for example. If development were focused near key services there is also a greater likelihood of walking and cycling which would help to promote healthy, active lifestyles. However, a blanket policy such as this may be too crude for the AONB and could benefit from an additional layer of bespoke case-by-case policy in addition to an overall intention to co-locate. It is for these reasons that more strongly positive scores have been assigned to access to services and community in particular.
2.Health	+ S/M D I M	+ S/M D R M	
3.Education	+ S/M D I M	+ S/M D R M	
4.Service access	+ S/M D I M	++ S/M D R M	
5.Community	+ S/M D I M	++ S/M D R M	
6.Participation	+ S/M/L I R L	+ S/M/L I R L	
7.Economy	+ S/M D I M	+ S/M D I M	By developing next to service provision where possible this will achieve SA objectives to strengthen the local economy. This would help to create the right economic conditions by providing good service provision for transport and would increase access to all to a range of jobs. As above, it is considered that a general policy with additional bespoke elements would be the strongest approach.
8.Jobs	0 S/M D I L	0 S/M D I L	
9.Economic inclusion	+ S/M/L D I M	++ S/M/L D R M	
10.Air quality	+ S/M/L I I L	+ S/M/L I R M	Developing next to service provision and roads could encourage the use of more sustainable modes of transport and walking so long as bus services etc. are also in place – otherwise always locating next to highways may further encourage car dependence. Consequently a low degree of certainty has been applied to the air quality and climate change (with respect to greenhouse gas emissions) has been assigned to the first option. A more bespoke approach would enable greater consideration of local circumstances and the presence of sustainable transport and therefore greater certainty of these benefits has been concluded. The co-location of development and services may also benefit utilities provision such as water supply and sewerage. Again greater certainty has been applied to the bespoke approach. Co-location could also reduce the spread of development and hence work against cumulative effects on landscape character. Again this may depend on local circumstances.
11.Climate change	+ S/M/L D I L	+ S/M/L D R M	
12.Water	+ S/M I I L	+ S/M I R M	
13.Bio/geo - diversity	0 S/M/L D I H	0 S/M/L D R L	
14.Landscape	+ S/M/L D I H	+ S/M/L D R L	
15.Soil / resources	0 S/M I I M	0 S/M I R L	
16.Minerals / Waste	0 S/M D I M	0 S/M I R L	
17.Heritage	0 S/M/L D I L	0 S/M/L D R L	

DPD Option	Q16 Do you consider that there is a need for any additional parking facilities in the AONB's settlements?		
SA Objective	Score		Commentary / Recommendation
	Additional Parking	No Additional Parking	
1.Housing	0 S/M/L I R L	0 S/M/L I R L	<p>Providing additional parking could allow recreational space and coastline to be accessed more easily for people to enjoy. Additional parking may also enable better access to services and ensure that public buildings such as village halls and civic halls are accessible thus making it more likely that local people can increase their level of participation in democratic processes. However this does in part conflict with the SA objective to promote the use of sustainable modes of transport and reduce the reliance on the private car. Conversely, it may also provide parking for people to make better use of Arnside Station and may enable more disabled parking to be allocated. As such both positive and negative effects have been assigned to both options.</p> <p><i>It is recommended that additional parking is made available in key settlements to improve access including for disabled people. However, this should not detract from sustainable transport use so a balance should be struck.</i></p>
2.Health	+ S I R M	0 S I R L	
3.Education	0 S/M/L I R L	0 S/M/L I R L	
4.Service access	+/- S D R M	+/- S D R M	
5.Community	+ S I R L	0 S I R L	
6.Participation	+ S I R L	0 S I R L	
7.Economy	+ S/M I R L	0 S I R L	<p>Additional parking in town/village centres could help to improve the vibrancy of those settlements by making access easier. This could stimulate the use of local companies, products, services, heritage and culture due to access being easier for people who will need to drive and make it easier for tourists to access these areas. The train station in Arnside provides very limited formal car parking. To encourage inward investment and economic opportunities to be shared across the AONB additional parking should be considered.</p> <p><i>It is recommended that additional parking is made available at the train station in Arnside and then within primary settlements where economic growth can be enabled, however, this should not detract from sustainable transport use so a balance should be struck.</i></p>
8.Jobs	0 S I R L	0 S I R L	
9.Economic inclusion	0 S I R L	0 S I R L	
10.Air quality	0 S/M/L I R L	0 S/M/L I R L	<p>In theory, additional parking may encourage further car use which can cause adverse air quality emissions and greenhouse gases. However, at this small scale, additional parking would have only a limited effect on environmental SA objectives. As above, it is possible that in some cases providing parking for people to make better use of Arnside Station and may enable more disabled parking to be allocated. As such both positive and negative effects have been assigned to both options.</p> <p><i>It is recommended that additional parking is made available in areas where other sustainable transport uses can be benefited (e.g. Arnside Station).</i></p>
11.Climate change	+/- S/M/L I R L	+/- S/M/L I R L	
12.Water	0 S/M/L I R L	0 S/M/L I R L	
13.Bio/geo - diversity	0 S/M/L I R L	0 S/M/L I R L	
14.Landscape	0 S/M/L I R L	0 S/M/L I R L	
15.Soil / resources	0 S/M/L I R L	0 S/M/L I R L	
16.Minerals / Waste	0 S/M/L I R L	0 S/M/L I R L	
17.Heritage	0 S/M/L I R L	0 S/M/L I R L	

DPD Option	Q17 What policy stance should the AONB DPD take towards proposals for new or expanded caravan sites within the AONB?		
SA Objective	Score		Commentary / Recommendation
	Criteria-based approach	Strictly under exceptions only	
1.Housing	0 S/M/L I R L	0 S/M/L I R L	It is not considered that proposals for new or expanded caravan sites within the AONB will significantly affect the social SA objectives.
2.Health	0 S/M/L I R L	0 S/M/L I R L	
3.Education	0 S/M/L I R L	0 S/M/L I R L	
4.Service access	0 S/M/L I R L	0 S/M/L I R L	
5.Community	0 S/M/L I R L	0 S/M/L I R L	
6.Participation	0 S/M/L I R L	0 S/M/L I R L	
7.Economy	+ S/M/L I R L	- S/M/L I R L	There is potential that policies which restrict the expansion of current, or development of new, caravan parks sites within the AONB will have a negative impact on the local tourism economy. A criteria based approach is likely to have a more positive impact than an approach which only allows development/expansion under strict exceptions.
8.Jobs	0 S/M/L I R L	0 S/M/L I R L	
9.Economic inclusion	0 S/M/L I R L	0 S/M/L I R L	
10.Air quality	0 S/M/L I R L	0 S/M/L I R	Caravan parks have potential to result in adverse environmental and nuisance effects if inappropriately developed. In particular they can adversely affect the local landscape character. Policies which restrict the expansion of current, or development of new, caravan parks through the use of criteria have the potential to reduce adverse impacts on bio/geo-diversity, landscape/visual amenity and heritage so long as these criteria relate to these issues. This would depend on where such expansion/development takes place and what the criteria are so only low certainty has been applied. A strictly under exceptions approach is likely to have a greater beneficial impact as is likely to restrict more development than a criteria based approach. In this case a medium degree of certainty has been applied.
11.Climate change	0 S/M/L I R L	0 S/M/L I R L	
12.Water	0 S/M/L I R L	0 S/M/L I R L	
13.Bio/geo - diversity	+ S/M/L I R L	+ S/M/L I R L	
14.Landscape	+ S/M/L I R L	+ S/M/L I R M	
15.Soil / resources	0 S/M/L I R L	0 S/M/L I R L	
16.Minerals / Waste	0 S/M/L I R L	0 S/M/L I R L	
17.Heritage	+ S/M/L I R L	+ S/M/L I R L	

DPD Option	Q21 How should the AONB DPD provide for the assessment of development proposals that may impact on landscape, seascape, coastal features or settlement identity and separation?		
SA Objective	Score		Commentary / Recommendation
	Criteria-based policy for all aspects	More general protection policy	
1.Housing	0 S/M/L I R M	0 S/M/L I R M	There is potential for criteria based policy for the aspects of settlement identity and landscape to have achieve some socio SA objectives. This includes criteria based policy allowing access to greenspace, countryside, public open spaces and open areas of coast to enjoy to improve wellbeing and physical health. This will be also achieved by more general protection policy but will be less certain. <i>It is therefore recommended that a criteria based approach to policy for all aspects be adopted.</i>
2.Health	+ S/M/L I R M	+ S/M/L I R L	
3.Education	0 S/M/L I R M	0 S/M/L I R L	
4.Service access	0 S/M/L I R M	0 S/M/L I R L	
5.Community	0 S/M/L I R M	0 S/M/L I R L	
6.Participation	0 S/M/L I R M	0 S/M/L I R L	
7.Economy	0 S/M/L I R M	0 S/M/L I R L	It is not considered that proposals for criteria based policy or more general policy for all aspects will significantly affect the economic SA objectives. Whilst it is possible that strict environmental policy may restrict some development of employment opportunities but at this scale this would be too subjective to form a legitimate assumption.
8.Jobs	0 S/M/L I R M	0 S/M/L I R L	
9.Economic inclusion	0 S/M/L I R M	0 S/M/L I R L	
10.Air quality	+ S/M/L D R M	+ S/M/L D R L	Providing criteria based policies within the AONB DPD will have the potential to meet many environmental SA objectives more specifically that general environmental policy. Given the importance of the natural environment to the AONB and its special qualities this is considered to be an important requirement.
11.Climate change	++ S/M/L D R M	+ S/M/L D R L	
12.Water	+ S/M/L D R M	+ S/M/L D R L	It will enable policies to allow for development with stricter regulations using criteria which will for example reduce or manage flooding through avoidance of areas of significant risk, conserve and protect habitats and geological / geomorphological sites. It will allow for policy to conserve seascape and settlement character. Policies can also ensure that the quantity and quality of soils and resources are safeguarded. It will increase the sustainability of developments and ensure recycling and protection of resources is taken into consideration.
13.Bio/geo - diversity	++ S/M/L D R M	+ S/M/L D R L	
14.Landscape	++ S/M/L D R M	+ S/M/L D R L	<i>It is recommended that a criteria based policy approach would enable the most positive effects to be realised in sustaining the special qualities of the AONB.</i>
15.Soil / resources	++ S/M/L D R M	+ S/M/L D R L	
16.Minerals / Waste	++ S/M/L I R M	+ S/M/L I R L	
17.Heritage	++ S/M/L D R M	+ S/M/L D R L	

DPD Option	Q22 How should the AONB DPD protect or enhance the biodiversity and geodiversity of the AONB?		
SA Objective	Score		Commentary / Recommendation
	Criteria-based policy for all aspects	More general protection policy	
1.Housing	0 S/M/L I R L	0 S/M/L I R L	It is not considered that proposals to protect or enhance bio/geo-diversity within the AONB will significantly affect the majority of the social SA objectives. Biodiversity and associated green infrastructure has been shown to positively benefit human health and wellbeing. The more specific policy approach is considered to provide greater certainty that a more general environmental policy.
2.Health	+ S/M/L I R M	+ S/M/L I R L	
3.Education	0 S/M/L I R L	0 S/M/L I R L	
4.Service access	0 S/M/L I R L	0 S/M/L I R L	
5.Community	0 S/M/L I R L	0 S/M/L I R L	
6.Participation	0 S/M/L I R L	0 S/M/L I R L	
7.Economy	0 S/M/L I R L	0 S/M/L I R L	It is not considered that proposals to protect or enhance bio/geo-diversity within the AONB will significantly affect the economic SA objectives.
8.Jobs	0 S/M/L I R L	0 S/M/L I R L	
9.Economic inclusion	0 S/M/L I R L	0 S/M/L I R L	
10.Air quality	+ S/M/L I R M	+ S/M/L I R L	Protection or enhancement of bio/geo-diversity within the AONB is likely to have an overall positive impact on a number of environmental aspects, chiefly through direct impacts on bio/geological assets in the area, but also indirectly on AQ and Climate Change. Safeguarding/enhancing bio/geo-diversity, typically greatest in green spaces, in the area could also positively impact on landscape and soil/resources by preserving the natural environment, although certainty is low. Impacts on heritage assets could be positive or negative, depending on the areas protected or enhanced, certainty in this is also low. A criteria based approach is likely to have a greater positive impact on environmental aspects than a more general protection approach and with greater certainty.
11.Climate change	+ S/M/L I R M	+ S/M/L I R L	
12.Water	0 S/M/L I R L	0 S/M/L I R L	
13.Bio/geo - diversity	++ S/M/L D R M	+ S/M/L D R L	
14.Landscape	+ S/M/L I R L	+ S/M/L I R L	
15.Soil / resources	+ S/M/L I R L	+ S/M/L I R L	<i>It is recommended that specific bio/geodiversity protection and enhancement policy be included.</i>
16.Minerals / Waste	0 S/M/L I R L	0 S/M/L I R L	
17.Heritage	? S/M/L I R L	? S/M/L I R L	

DPD Option	Q23 What are the implications for development in places without mains drainage or mains sewerage systems?		
SA Objective	Score		Commentary / Recommendation
	Rely on district policy only	Provide specific policy in DPD	
1.Housing	0 S/M/L I R L	0 S/M/L I R M	It is not considered that proposals for policy relating to development in areas without mains drainage and sewerage will significantly affect many of the social SA objectives. However, providing more specific policy in the DPD (over and above the district policy) may enable more bespoke solutions to be developed in remote parts of the AONB and with greater certainty.
2.Health	0 S/M/L I R L	0 S/M/L I R M	
3.Education	0 S/M/L I R L	0 S/M/L I R M	
4.Service access	+ S/M/L I R L	+ S/M/L I R M	
5.Community	0 S/M/L I R L	0 S/M/L I R M	
6.Participation	0 S/M/L I R L	0 S/M/L I R M	
7.Economy	0 S/M/L I R L	+ S/M/L I R M	It is not considered likely that proposals for policy relating to development in areas without mains drainage and sewerage will significantly affect the economic SA objectives. However, for those businesses located in remote areas a bespoke policy to the AONB may help to ensure that they are better served by mains sewerage.
8.Jobs	0 S/M/L I R L	0 S/M/L I R M	
9.Economic inclusion	0 S/M/L I R L	0 S/M/L I R M	
10.Air quality	0 S/M/L I R L	0 S/M/L I R M	Development in areas without mains drainage or mains sewerage systems can lead to increased flood risk and pollution of water sources if localised facilities are inadequate. Being able to provide a bespoke and specific policy about mains connections could provide an extra degree of control and certainty against this. This includes minimising the risk of water pollution from all sources, promoting the wide use of sustainable drainage systems and other flood reduction or defence measures. It will also help reduce pressure on watercourse from diffuse pollution such as agricultural waste and point sources such as septic tank discharge. Specific policy relating to the AONB will also ensure flood risk is reduced where needed and will achieve climate change SA objectives. <i>It is recommended to seek specific policy relating to development in areas with no drainage or mains sewerage systems to achieve more specific AONB SA objectives and ensure sustainability on a more local level.</i>
11.Climate change	+ S/M D R M	+ S/M D R H	
12.Water	+ S/M D R M	+ S/M D R H	
13.Bio/geo - diversity	0 S/M/L I R L	0 S/M/L I R M	
14.Landscape	0 S/M/L I R L	0 S/M/L I R M	
15.Soil / resources	0 S/M/L I R L	0 S/M/L I R M	
16.Minerals / Waste	0 S/M/L I R L	0 S/M/L I R M	
17.Heritage	0 S/M/L I R L	0 S/M/L I R M	

DPD Option	Q24 How should the AONB DPD manage the protection and enhancement of the historic environment?		
SA Objective	Score		Commentary / Recommendation
	Policies to Protect and Enhance	No Distinctive Policies	
1.Housing	0 S/M/L I R L	0 S/M/L I R L	It is not considered that proposals to protect or enhance the historic environment within the AONB will significantly affect the majority of the social SA objectives. However, the protection of heritage assets may indirectly benefit socio-cultural associations and sense-of-place so may benefit the community Objective. This is considered less likely without specific heritage protection policy.
2.Health	0 S/M/L I R L	0 S/M/L I R L	
3.Education	0 S/M/L I R L	0 S/M/L I R L	
4.Service access	0 S/M/L I R L	0 S/M/L I R L	
5.Community	+ S/M/L I R L	0 S/M/L I R L	
6.Participation	0 S/M/L I R L	0 S/M/L I R L	
7.Economy	0 S/M/L I R L	0 S/M/L I R L	It is not considered that proposals to protect or enhance the historic environment within the AONB will significantly affect the economic SA objectives.
8.Jobs	0 S/M/L I R L	0 S/M/L I R L	
9.Economic inclusion	0 S/M/L I R L	0 S/M/L I R L	
10.Air quality	0 S/M/L I R L	0 S/M/L I R L	Having specific policies to protect or enhance heritage assets within the AONB is likely to have a positive overall impact on heritage assets. It can be said with reasonable certainty that having these policies in place will lead to the safeguarding of heritage assets, whereas the confidence in not having such specific policies is somewhat lower, as is it unknown what type of development will be undertaken, and where, over the plan period and thus the extent of adverse impacts on heritage assets.
11.Climate change	0 S/M/L I R L	0 S/M/L I R L	
12.Water	0 S/M/L I R L	0 S/M/L I R L	It should, however, be noted that even without local policy, national policy to protect heritage assets and the role of Historic England will still apply so a negative impact for this option is not considered likely. <i>It is recommended that specific heritage protection and enhancement policy be included.</i>
13.Bio/geo - diversity	0 S/M/L I R L	0 S/M/L I R L	
14.Landscape	0 S/M/L I R L	0 S/M/L I R L	
15.Soil / resources	0 S/M/L I R L	0 S/M/L I R L	
16.Minerals / Waste	0 S/M/L I R L	0 S/M/L I R L	
17.Heritage	++ S/M/L D R H	0 S/M/L D I M	

DPD Option	Q25 How should the AONB DPD manage the significance and protection of design features, and the standards of design required for new development in the area?		
SA Objective	Score		Commentary / Recommendation
	Comprehensive Requirements	No Design Requirements	
1.Housing	+ S/M/L I R M	0 S/M/L I R L	<p>There is potential for comprehensive design requirements for development within the AONB to achieve some social SA objectives. Comprehensive design requirements may provide further detail to ensure that housing is decent and fits with the settlement character of the AONB or to allow the design to be more sustainable. This may also include measures to include security by design to benefit public safety. It may also include the provision of walking, cycling or recreational features which can benefit health. Through comprehensive design requirements used in developments to ensure it is in keeping with local vernacular tradition this could lead to a greater sense of place and meet SA objectives for ensuring a vibrant community with a strong sense of local history.</p> <p><i>It is recommended that comprehensive design requirements are set out in policies within the DPD.</i></p>
2.Health	+ S/M/L I R M	0 S/M/L I R L	
3.Education	0 S/M/L I R M	0 S/M/L I R L	
4.Service access	0 S/M/L I R M	0 S/M/L I R L	
5.Community	+ S/M/L I R M	0 S/M/L I R L	
6.Participation	0 S/M/L I R M	0 S/M/L I R L	
7.Economy	0 S/M/L I R M	0 S/M/L I R L	<p>Whilst good design can benefit the area as a place to invest and work in, it is not considered that proposals for criteria based policy or more general policy for all aspects will significantly affect the economic SA objectives.</p>
8.Jobs	0 S/M/L I R M	0 S/M/L I R L	
9.Economic inclusion	0 S/M/L I R M	0 S/M/L I R L	
10.Air quality	0 S/M/L I R M	0 S/M/L I R L	<p>Comprehensive design requirements as opposed to no requirements for development design can help to ensure the special qualities of the landscape within the AONB are protected and conserved. In greater detail this will promote high quality and sustainable design for buildings, spaces and the public realm sensitive to the locality. It can help protect and enhance local landscape quality, local distinctiveness and conserve and enhance the rural nature of the AONB settlements and protect settlement character. Design requirements could also promote the use of recycled and secondary materials in construction meeting SA objectives to manage resources sustainably and encourage recycling. Historic character could be conserved by detailed design requirements which ensure that the historic environment including heritage assets and their settings are protected from unsympathetic development and design.</p> <p><i>It is recommended that comprehensive design requirements are set out in policies within the DPD.</i></p>
11.Climate change	0 S/M/L I R M	0 S/M/L I R L	
12.Water	0 S/M/L I R M	0 S/M/L I R L	
13.Bio/geo - diversity	0 S/M/L I R M	0 S/M/L I R L	
14.Landscape	++ S/M/L D R H	0 S/M/L D R M	
15.Soil / resources	0 S/M/L I R M	0 S/M/L I R L	
16.Minerals / Waste	+ S/M/L D R M	0 S/M/L I R L	
17.Heritage	++ S/M/L D R H	? S/M/L D R M	

DPD Option	Q29 Should the AONB DPD identify development boundaries? For which settlements?			
SA Objective	Score			Commentary / Recommendation
	All Settlements	Some Settlements	No Settlements	
1.Housing	- M/L D I L	0 M/L D I L	+ S/M/L D I M	The use of settlement boundaries may lead to a restriction of the siting of housing in areas of need and in all areas although this depends on where the boundary is drawn. Settlement boundaries, however, could partially assist to develop cohesive communities and avoid sprawl. Including boundaries may help to ensure that future service provision occurs within settlements in the most accessible places, rather than inappropriately at the edge of settlements. No boundaries would mean development would be governed by appropriate policy only but could be more flexible to enable local housing needs to be met as required. However, at this scale this is not anticipated to have any significant effects on these SA Objectives.
2.Health	0 S/M/L I R L	0 S/M/L I R L	0 S/M/L D I L	
3.Education	0 S/M/L I R L	0 S/M/L I R L	0 S/M/L I R L	
4.Service access	+ S/M/L I R L	+ S/M/L I R L	0 S/M/L I R L	
5.Community	0 S/M/L I R L	0 S/M/L I R L	0 M/L D R L	
6.Participation	0 S/M/L I R L	0 S/M/L I R L	0 S/M/L I R L	
7.Economy	+ S/M/L D R M	+ S/M/L D R M	0 S/M/L I R L	Boundaries may help to ensure the use of previously developed land, buildings and existing infrastructure is optimised. Boundaries can help to ensure that settlements have provision of jobs which are accessible and will increase the concentration of jobs which will strengthen economy within local areas. <i>It is recommended that settlement boundaries are provided in the larger settlements.</i>
8.Jobs	+ S/M/L I R L	+ S/M/L I R L	0 S/M/L I R L	
9.Economic inclusion	0 S/M/L D R M	0 S/M/L D R M	0 S/M/L I R L	
10.Air quality	0 S/M/L I R M	0 S/M/L I R M	0 S/M/L I R M	The identification of development boundaries may lead to achieving several environmental objectives. Settlement boundaries will ensure development is more tightly controlled at settlement edges and hence can help to avoid sprawl and adverse cumulative effects on biodiversity for example at settlement edges. This will achieve conservation of bio/geo diversity by keeping continuity in ecological networks and protecting greenspace. The landscape would be better conserved with development boundaries as this would protect the local landscape character and ensure night skies are kept dark over many parts of the AONB. This approach can also help to maintain the character of settlements themselves. Boundaries will also ensure quantity and quality of soil resources can be safeguarded for the future and managed more sustainably as it is likely to encourage more brownfield land to be developed as a priority and less greenfield land at settlement edges. <i>Recommendations to achieve environmental SA objectives would be to identify settlement boundaries, at least in the larger settlements to ensure development does not encroach on the natural resources of the AONB and affect its special qualities. This may also be relevant in smaller settlements that have a stronger countryside setting.</i>
11.Climate change	0 S/M/L I R M	0 S/M/L I R M	0 S/M/L I R M	
12.Water	0 S/M/L I R M	0 S/M/L I R M	0 S/M/L I R M	
13.Bio/geo - diversity	+ S/M/L D R M	+ S/M/L D R M	0 S/M/L D R L	
14.Landscape	++ S/M/L D R M	+ S/M/L D R M	- S/M/L D R L	
15.Soil / resources	+ S/M/L D R M	+ S/M/L D R M	- S/M/L D R L	
16.Minerals / Waste	0 S/M/L I R M	0 S/M/L I R L	0 S/M/L I R L	
17.Heritage	+ S/M/L D R L	+ S/M/L D R L	0 S/M/L I R L	

DPD Option	Q30 Should the AONB DPD phase development during the 15 year time horizon of the plan? What phasing approach is appropriate?			
SA Objective	Score			Commentary / Recommendation
	Phase sites	Phasing criteria	No phasing	
1.Housing	++ S/M/L D I R H	+ S/M/L D I R M	+ S/M D I R L	A phased approach would provide more certainty to meet housing needs over the entire plan period and phasing sites would give most control over delivering housing in areas most at need. Phasing would also enable housing to be developed either near to existing services (e.g. GPs, schools, shops, POs, greenspace, transport links etc.) or for larger developments a criteria-based approach could ensure such services are provided alongside housing rather than afterwards. Phasing sites using both with criteria and without would also encourage community identity and sense of place. A non-phased approach could lead to local traditions, social inclusiveness and cohesion becoming lost by changing the composition of the community in a non-sensitive way. <i>Phasing is encouraged to meet the social SA objectives, notably a combination of sites and criteria.</i>
2.Health	+ S/M/L I R M	++ S/M/L I R H	0 S/M/L I R L	
3.Education	+ S/M/L I R M	++ S/M/L I R H	0 S/M/L I R L	
4.Service access	+ S/M/L I R M	++ S/M/L I R H	0 S/M/L I R L	
5.Community	++ S/M/L I R M	++ S/M/L I R H	+/- S/M/L I R L	
6.Participation	0 S/M/L I R L	0 S/M/L I R L	0 S/M/L I R L	
7.Economy	+ S/M/L I R M	++ S/M/L I R H	0 S/M/L I R L	A phased approach would help to ensure that a stable economy can grow and create a competitive economic market of local companies which focusses initially in areas where investment is most likely to be achieved and in areas where jobs are most at need. Criteria would also strengthen the access to these jobs by ensuring access and communications and infrastructure is in place. Phasing would also increase the chance of enabling previously developed land and brownfield sites to come forward and be reused. <i>Phasing is encouraged to meet the economic SA objectives. Criteria based phasing would allow for sustainability to be achieved whilst creating a strong economic market.</i>
8.Jobs	+ S/M/L I R M	++ S/M/L I R H	0 S/M/L I R L	
9.Economic inclusion	+ S/M/L I R M	++ S/M/L I R H	- S/M/L I R L	
10.Air quality	0 S/M/L I R M	0 S/M/L I R M	0 S/M/L I R L	A phasing approach will not necessarily significantly affect the outcome of achieving environmental SA objectives. However phasing criteria could enable infrastructure and services to be in places before development to reduce impacts on resources and provide more sustainable alternatives. It is assumed that effects will occur at some point and therefore the only factor which affects the SA objectives is timescale of phasing. Phasing and indeed phasing with criteria could help allow time to promote more sustainable methods of transport and therefore meeting climate change objectives. It will also ensure development aligns with planned sewerage infrastructure provision. This will help in reducing water pollution within the AONB. Ensuring new developments are on brownfield land and sustainable locations will also be achieved with phasing by enabling sites to become redeveloped in phases when they become available. This will achieve SA objectives to protect natural resources and land. <i>Phasing approach to development will meet some of the environmental SA objectives and criteria-based phasing would provide more control to ease any effects from impacts on the environment and ensure development is sustainable.</i>
11.Climate change	+ S/M/L I R M	+ S/M/L I R H	- S/M/L I R L	
12.Water	0 S/M/L I R M	+ S/M/L I I H	- S/M/L I R L	
13.Bio/geo - diversity	0 S/M/L I R M	0 S/M/L I R M	0 S/M/L I R L	
14.Landscape	0 S/M/L I R M	0 S/M/L I R M	0 S/M/L I R L	
15.Soil / resources	+ S/M/L I R M	+ S/M/L I R M	- S/M/L I R L	
16.Minerals / Waste	0 S/M/L I R M	0 S/M/L I R M	0 S/M/L I R L	
17.Heritage	0 S/M/L I R M	0 S/M/L I R M	0 S/M/L I R L	

APPENDIX F

SA Policy Filter for Assessment (Policy ‘Screening’)

SA Objective (Short Title)	Policy Ref.:	AS01	AS02	AS03	AS04	AS05	AS06	AS07	AS08	AS09	AS10	AS11	AS12	AS13	AS14	AS15
	Policy Title:	Development Strategy	Landscape	General requirements	Housing Provision	Natural Environment	Public Open Space and Recreation	Key Settlement Landscapes	Historic Environment	Design	Economic Development and Community Facilities	Infrastructure for New Development	Camping, Caravan and Visitor Accommodation	Water quality, sewerage and sustainable drainage	Energy and Communications	Advertising and Signage
1. Housing		Y	0	0	Y	0	0	0	0	0	0	Y	0	0	0	0
	No effects:	Policies AS02, AS03, AS05, AS07, AS08, AS09, AS12 and AS13 combined could in theory indirectly restrict housing growth by prioritising environmental protections, however the effect is considered negligible. Policies AS10 and AS14 can help complement housing growth with corresponding jobs and inward investment; however, this becomes something of a “chicken and egg” scenario, and it is assumed that the relationship is more the other direction – i.e. that new dwellings to house workers supports the economy and ability to attract investment. Policies AS06 and AS15 do not have any apparent, significant relationship with the SA Objective.														
	Potential benefits:	Policies AS01, AS04 and AS11 have been assessed for their potential to facilitate new, additional housing in the AONB, which in turn can affect the ability to meet local needs, affordability and housing standards.														
	Potential negatives	Policy AS01 alone could lead to housing which is not targeted towards local needs or affordability. Mitigating influences of policy: Policy AS04 seeks to ensure housing does not have this potential negative effect, and achieves a net benefit towards meeting needs and improving affordability.														
2. Health		Y	Y	Y	Y	Y	Y	Y	0	0	Y	0	0	Y	0	0
	No effects:	Policies AS09, AS11, AS12 and AS15 do not have any apparent, significant relationship with the health objective. Policy AS08 aims to improve the historic character of an area. This may have positive impacts on health but the effect is considered negligible relative to other considerations (heritage benefits to recreation are still considered elsewhere). Policy AS09 sets out to increase renewable energy within the developments. Even though this will reduce greenhouse gas emissions and reduce negative impacts to air quality, the positive effects are thought to be negligible. Issues around wind turbine shadow flicker, location / potential fatigue and failure are unlikely to be a problem, given the strong resistance to them in policy.														
	Potential benefits:	Policies AS01, AS02, AS03, AS04, AS05, AS06, AS07, AS10 and AS11 could benefit such aspects as outdoor physical activity, access to community facilities, employment and income, affordable housing, and flood risk management.														
	Potential negatives	Development leading from Policies AS01 and AS10 can cause an increase in local population, and in turn pressure on the capacity of key services and facilities, such as GPs and other healthcare facilities, open space / play areas and others. Mitigating influences of policy: AS11 is for the provision of sufficient infrastructure. This is complemented by AS05, AS06, and AS10.														
3. Education		Y	0	0	0	Y	0	0	Y	0	Y	Y	0	0	0	0
	No effects:	Policies AS04, AS09, AS12, AS13, AS14 and AS15 do not have any apparent, significant relationship with educational facilities or educational attainment. Policies AS02, AS03, AS06 and AS07 could indirectly relate to access to the natural environment as an educational resource, but the effect is very indirect, immeasurable, and unlikely to be significant compared with other policies.														
	Potential benefits:	Policy AS11 can be used to address deficiencies in existing educational facilities, if related to / affected further by proposed new development.														
	Potential negatives	New housing (AS01) could affect the capacity of educational facilities. Mitigating influences of policy: AS11 is for the provision of sufficient infrastructure.														

SA of the Arnside & Silverdale AONB Draft Development Plan Document

SA Objective (Short Title)	Policy Ref.:	AS01	AS02	AS03	AS04	AS05	AS06	AS07	AS08	AS09	AS10	AS11	AS12	AS13	AS14	AS15
		Policy Title:	Development Strategy	Landscape	General requirements	Housing Provision	Natural Environment	Public Open Space and Recreation	Key Settlement Landscapes	Historic Environment	Design	Economic Development and Community Facilities	Infrastructure for New Development	Camping, Caravan and Visitor Accommodation	Water quality, sewerage and sustainable drainage	Energy and Communications
4. Sustainable Access		Y	0	Y	0	Y	Y	0	0	0	Y	Y	0	0	0	0
	No effects:	Policies AS04, AS08, AS09, AS12, AS13, AS14 and AS15 do not have any apparent, significant relationship with achieving sustainable access. Policies AS02, and AS07 may relate to the attractiveness of sustainable transport opportunities, but the effect is not likely to be significant.														
	Potential benefits:	Policies AS03, AS05, AS06, AS10 and AS11 can lead to net improvements to community facilities, natural areas and open spaces, and transport routes to those facilities or natural areas and open spaces (e.g. new footpaths, cycle paths, etc.), alongside new development. This can benefit new and existing residents.														
	Potential negatives	New development (AS01 and AS10) could have a negative impact on sustainable access in terms of affecting the capacity of such things as roads, bus services, community services and facilities, leisure / cultural facilities and open space. Mitigating influences of policy: AS11 is for the provision of sufficient infrastructure. This is complemented by AS05, AS06, and AS10.														
5. Local Economy		Y	Y	Y	Y	Y	0	0	0	0	Y	Y	Y	0	0	0
	No effects:	Policies AS06, AS07, AS08, AS09, and AS15 may help benefit the local economy indirectly via tourism (protecting landscape / townscape, etc.), but the main policies fulfilling this function which are significant to the economy are considered to be those below. Policy AS13 clearly required spending on infrastructure to manage, while adverse effects can disrupt the economy, but this is not a significant influence. Policy AS14 is somewhat restrictive to renewable energy developments, which is a potential industrial / employment sector, but in favour of other sectors more suited to the AONB - the influence is overall considered negligible.														
	Potential benefits:	Policies AS01, AS04, AS10 and AS11 have been assessed relative to their ability to provide housing (construction jobs, affordability of housing, housing key workers) and sustain community services and facilities that are essential to an efficient economy.														
	Potential negatives	The potential for policies such as AS01, AS10 and AS11 to affect particular economic sectors, especially tourism, is considered by the SA. Mitigating influences of policy: AS02, AS03, AS05 and AS12 consider the landscape, and prioritise attributes of the AONB that important for tourism.														
6. Retention and Creation of jobs		Y	Y	Y	Y	Y	0	0	0	0	Y	Y	Y	0	0	0
	No effects:	Policies AS06, AS07, AS08, AS09, and AS15 may help benefit job creation indirectly via tourism (protecting landscape / townscape, etc.), but the main policies fulfilling this function which are significant to employment are considered to be those below. Policies AS13 and AS15 have no significant influence on jobs. Policy AS14 is somewhat restrictive to renewable energy developments, which is a potential employment sector, but in favour of other sectors more suited to the AONB - the influence is overall considered negligible.														
	Potential benefits:	As above for SA Objective 5.														
	Potential negatives	As above for SA Objective 5. Mitigating influences of policy: As above for SA Objective 5.														

SA of the Arnside & Silverdale AONB Draft Development Plan Document

SA Objective (Short Title)	Policy Ref.:	AS01	AS02	AS03	AS04	AS05	AS06	AS07	AS08	AS09	AS10	AS11	AS12	AS13	AS14	AS15
		Policy Title:	Development Strategy	Landscape	General requirements	Housing Provision	Natural Environment	Public Open Space and Recreation	Key Settlement Landscapes	Historic Environment	Design	Economic Development and Community Facilities	Infrastructure for New Development	Camping, Caravan and Visitor Accommodation	Water quality, sewerage and sustainable drainage	Energy and Communications
7. Economic Inclusion and Job Access		Y	Y	Y	Y	Y	0	0	0	0	Y	Y	Y	0	0	0
	No effects:	As above for SA Objective 6.														
	Potential benefits:	As above for SA Objective 5, and also including consideration of the distribution of potential new employment opportunities throughout the AONB.														
	Potential negatives	As above for SA Objective 5, plus the potential for new employment opportunities to be clustered in few locations, rather than distributed. Mitigating influences of policy: As for SA Objective 5.														
8. Air Quality		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	No effects:	The majority of the policies have no potential to lead to the emission of a significant air pollutants. Policy AS01, AS10 and AS11 can in theory lead to air pollution through new development, but air quality is good in the AONB - there is no significant likelihood of exceeding limit values. Issues covered under Policy AS14 could help to enhance air quality but again, the influence would be negligible.														
	Potential benefits:	None of the polices are likely to affect air quality significantly because there are no locations in the study area where there is significant potential to exceed AQOs.														
	Potential negatives	None of the polices are likely to affect air quality significantly because there are no locations in the study area where there is significant potential to exceed AQOs. Mitigating influences of policy: N/A														
9. Climate Change and Energy Efficiency		Y	0	0	Y	Y	0	0	0	0	Y	Y	0	Y	Y	0
	No effects:	Policies AS02, AS03, AS06 and AS07 all encourage green infrastructure and aim to protect the local landscape. Even though flora provides a carbon sink, the main contributor is thought to be AS05 (see below) and other effects of the policies will be negligible. Policies AS08, AS09, AS12 and AS15 do not have a significant relationship with the SA Objective, as the relative emissions of any associated activity would be negligible.														
	Potential benefits:	AS14 encourages small-scale and appropriate (within the context of the AONB) renewable energy developments, which could in the long term lead to a net reduction in carbon emissions. AS10 addresses flood risk, and AS05 could lead to habitat improvement / green infrastructure which assists in adapting to climate change.														
	Potential negatives	New development (AS01, AS10 and AS11) will lead to direct and indirect carbon emissions, from embodied carbon within construction materials to transport demand from new residents. Mitigating influences of policy: AS11 gives high priority to active travel and sustainable travel networks. AS14 may be associated with other types of new development, and reduce their emissions.														
10. Water Quality		Y	0	0	0	Y	0	0	0	0	Y	Y	Y	Y	0	0
	No effects:	Policies AS02, AS03, AS04 AS06, AS07, AS08, AS09, AS11 and AS15 do not have any apparent, significant relationship with the SA objective. Under Policy AS14, the type of development being addressed (i.e. energy) could lead to works which can affect water, but the policy is quite restrictive and any renewable energy developments which pass policy exceptions would be subject to environmental policy as for those assessed (see below).														

SA of the Arnside & Silverdale AONB Draft Development Plan Document

SA Objective (Short Title)	Policy Ref.:	AS01	AS02	AS03	AS04	AS05	AS06	AS07	AS08	AS09	AS10	AS11	AS12	AS13	AS14	AS15
		Policy Title:	Development Strategy	Landscape	General requirements	Housing Provision	Natural Environment	Public Open Space and Recreation	Key Settlement Landscapes	Historic Environment	Design	Economic Development and Community Facilities	Infrastructure for New Development	Camping, Caravan and Visitor Accommodation	Water quality, sewerage and sustainable drainage	Energy and Communications
	Potential benefits:	Via AS11 and AS13, there could be a net improvement in more sustainable water management (SuDS, etc.). AS05 could lead to physical, as well as quality, improvements to water bodies (e.g. naturalisation of a watercourse).														
	Potential negatives	New development or, in the case of some camping sites: land use change, resulting from Policies AS01, AS10, AS11 and AS12 has the potential to lead to surface or groundwater pollution, and to be constructed in ways which increase surface water run-off from new built surfaces. Development could also physically modify water bodies.														
		Mitigating influences of policy: Policies AS05, AS11 and AS13, as above under potential benefits.														
11. Biodiversity and Geodiversity		Y	Y	0	0	Y	Y	0	0	0	Y	Y	Y	Y	0	0
	No effects:	Policies AS03, AS04, AS07, AS08, AS09 and AS15 do not have any apparent, significant relationship with the SA objective - they will not lead to development, or help to shape it in a way which will affect biodiversity significantly. Under Policy AS14, the type of development being addressed (i.e. energy) could lead to works which can affect biodiversity, but the policy is quite restrictive to this type of development and any renewable energy developments which pass policy exceptions would be subject to environmental policy as for those assessed (see below).														
	Potential benefits:	Policies AS02 and AS05 can secure net increases in habitat area and/or net improvement in habitat connectivity.														
	Potential negatives	New development or, in the case of some camping sites: land use change, resulting from Policies AS01, AS10, AS11 and AS12 has the potential to affect habitats and wildlife in a wide range of ways - refer to the assessment. Mitigating influences of policy: Policies AS01 and AS12 aim to restrict new development to only what is needed in the AONB, and AS05 is the main policy protection for biodiversity and geodiversity relative to new development. Other policies contribute: AS02, AS06, AS11 and AS13.														
12. Landscape, Seascape and Settlement Character and Quality		Y	Y	Y	0	Y	0	Y	Y	Y	Y	Y	Y	0	0	0
	No effects:	Policy AS04 does not have a significant relationship with landscape impact - it is about housing type, rather than promoting or controlling / managing development. Policies AS06, AS13 and AS15 manage aspects relevant to landscape (AS06 and AS13 more indirectly), but there is little potential for significant effects, particularly relative to other development matters being assessed.														
	Potential benefits:	Policies AS01, AS02, AS03, AS05, AS08 and AS09 have various provisions for seeking enhancements to the landscape and aspects which can affect landscape, settlement character and seascape.														
	Potential negatives	New development or, in the case of some camping sites: land use change, resulting from Policies AS01, AS10, AS11 and AS12 has the potential to affect landscape, seascape, settlement character and visual amenity in a wide range of ways - refer to the assessment. This includes in particular the potential for loss of greenfield land / vegetation cover, unsympathetic location, sizing, layout and materials for new buildings. Mitigating influences of policy: Policies AS01, AS02, AS03, AS05, AS07, AS08, AS09, and AS12 all include provisions which emphasise the requirement to protect and conserve the natural environment and in particular landscape, seascape and settlement character, and to avoid adverse visual effects.														

SA of the Arnside & Silverdale AONB Draft Development Plan Document

SA Objective (Short Title)	Policy Ref.:	AS01	AS02	AS03	AS04	AS05	AS06	AS07	AS08	AS09	AS10	AS11	AS12	AS13	AS14	AS15
		Policy Title:	Development Strategy	Landscape	General requirements	Housing Provision	Natural Environment	Public Open Space and Recreation	Key Settlement Landscapes	Historic Environment	Design	Economic Development and Community Facilities	Infrastructure for New Development	Camping, Caravan and Visitor Accommodation	Water quality, sewerage and sustainable drainage	Energy and Communications
13. Land and Soil		Y	0	0	0	Y	0	0	0	0	Y	Y	0	Y	0	0
	No effects:	Policies AS02, AS03, AS04 AS06, AS07, AS08, AS09, AS11 and AS15 do not have any apparent, significant relationship with the SA objective. Under Policies AS12 and AS14, the type of development being addressed (i.e. caravans / camping and energy) could lead to works which can affect landtake / soils, but the policies are quite restrictive to this type of development and any developments which pass policy exceptions would be subject to environmental policy as for those assessed (see below).														
	Potential benefits:	Via AS05, there could be a net improvement in green infrastructure, which in turn can benefit land and soils.														
	Potential negatives	New development or, in the case of some camping sites: land use change, resulting from Policies AS01, AS10, AS11 and AS12 has the potential to lead to loss of land and impacts on soils (e.g. lost quality during construction, compaction, inability to replenish / regenerate). Mitigating influences of policy: AS01 (aspects of it mitigate its own potential for impacts), AS05 and AS13 encourage the re-use of brownfield sites to minimise pressure on greenfield sites and soils, require the protection of aquifers from pollution (which can also benefit soils), and also aim to promote green infrastructure.														
14. Mineral Resources		Y	0	0	0	0	0	0	0	0	Y	Y	0	0	0	0
	No effects:	The majority of the policies have no potential to lead to significant increases in the use of raw materials or the generation of waste. Policies AS12 and AS14 deal with development types (i.e. caravans / camping and energy) which could lead to use of raw materials and waste generation, but the policies are quite restrictive to this type of development and any developments which pass policy exceptions would be subject to environmental policy as for those assessed (see below).														
	Potential benefits:	None – covered by South Lakeland and Lancaster City DPDs.														
	Potential negatives	New development resulting from Policies AS01, AS10 and AS11 will lead to the use of raw materials and the generation of waste, at least some of which will go to landfill. Mitigating influences of policy: None specifically - AS14 may indirectly support the use of recycled or reused materials by promoting low carbon solutions. (See South Lakeland and Lancaster City DPDs)														
15. Heritage and the Community		Y	Y	Y	0	Y	Y	0	Y	Y	Y	Y	0	0	0	0
	No effects:	Policies AS04, AS12, AS13, AS14 and AS15 do not have any apparent, significant relationship with achieving community cohesion. Policy AS07 may relate to prevention of inappropriate development, but Policies AS01 and AS02 are considered the predominant influence.														
	Potential benefits:	Policies AS02, AS08 and AS09 may lead to net improvements to the layout of the built environment and enhancement of heritage features.														
	Potential negatives	New development (AS01, AS10 and AS11) could lead to the loss of heritage assets, effects on their historic setting, effects on access to heritage features or information about them, changes to the feel of a place / community and/or social changes within the local community. Mitigating influences of policy: AS01, AS02, AS03, AS08 and AS09 not only aim to conserve heritage and the distinctive character of settlements, but to also enhance heritage and reinforce this character.														

SA of the Arnside & Silverdale AONB Draft Development Plan Document

SA Objective (Short Title)	Policy Ref.:	AS01	AS02	AS03	AS04	AS05	AS06	AS07	AS08	AS09	AS10	AS11	AS12	AS13	AS14	AS15
		Policy Title:	Development Strategy	Landscape	General requirements	Housing Provision	Natural Environment	Public Open Space and Recreation	Key Settlement Landscapes	Historic Environment	Design	Economic Development and Community Facilities	Infrastructure for New Development	Camping, Caravan and Visitor Accommodation	Water quality, sewerage and sustainable drainage	Energy and Communications
16. Historic Environment and Heritage Assets		Y	Y	Y	0	0	0	0	Y	Y	Y	Y	0	0	0	0
	No effects:	Policy AS04 does not have a significant relationship with heritage impact - it is about housing type, rather than promoting or controlling / managing development. Policies AS05, AS06, AS07, AS13 and AS15 manage aspects relevant to heritage (indirectly), but in order for these matters to be dealt with in a way that respects heritage, the reliance is really upon specific heritage policy (AS08). Policies AS12 and AS14 deal with development types (i.e. caravans / camping and energy) which could lead to impacts on the historic environment / cultural heritage, but the policies are quite restrictive to this type of development and any developments which pass policy exceptions would be subject to heritage policy as for those assessed (see below).														
	Potential benefits:	Policies AS02, AS08 and AS09 may lead to net improvements to the layout of the built environment and enhancement of heritage features.														
	Potential negatives	New development (AS01, AS10 and AS11) could lead to the loss of heritage assets or effects on their historic setting. Mitigating influences of policy: AS01, AS02, AS03, AS08 and AS09 not only aim to conserve heritage and the distinctive character of settlements, but to also enhance heritage and reinforce this character.														
17. Democratic Processes		Y	0	0	0	0	0	0	0	0	Y	Y	0	0	0	0
	No effects:	The majority of the policies have no potential to lead to effects on public participation, etc.. Policy AS01, AS10 and AS11 can in theory lead to significant new development which alters the makeup of a community, which in turn could affect the availability of facilities for hosting events, etc. (see below).														
	Potential benefits:	Policy AS11 could lead to net benefits by providing infrastructure available to the existing community that aids in their participation, involvement, and discourse about local issues.														
	Potential negatives	There is potential for development (AS01 and AS10) to increase the local population such that local community facilities or services are taken over-capacity, and this could in theory have some relationship with public participation. Mitigating influences of policy AS11 takes into consideration the need for sufficient community infrastructure.														

SA of the Arnside & Silverdale AONB Draft Development Plan Document

APPENDIX G

SA Matrices: Draft Plan Site Allocations

Site Name and Ref	6 Land Off Queens Drive, Arnsid	Existing Land-use:	Garage Block
Site Location:	Arnsid	Proposed Use:	Residential
Site Area:	0.1 ha	Proposed No. Dwellings	8

SA Objective Topics (See SA Framework)	Score	Supporting Information		Residual Score	Timing	Uncertainty	
1	Housing	+	Key reason:	Site provides new homes (fewer than 15 = minor beneficial; it is expected to help meet specific housing needs, e.g. affordable).	+	ST	L
			Other info:	N/A			
			Mitigation:	Policy seeks to ensure that housing meets local needs; this should be informed by the 2014 AONB Housing Needs Survey, and over the plan period, this may need to be informed by up-to-date assessments of housing need.			
2	Health	++	Key reason:	Site is within 1 km of a GP surgery.	++	ST	M
			Other info:	Site is unlikely to have a discernible effect on health inequalities. Site is unlikely to have a discernible effect on levels of physical activity. Site is unlikely to have a discernible effect on levels of crime.			
			Mitigation:	None identified / recommended at this stage.			
3	Education	++	Key reason:	Site is located within 500 m of a primary school.	++	M-LT	M
			Other info:	Site is located adjacent to or within 500 m of the countryside or open coast, which provides an opportunity for environmental education.			
			Mitigation:	None identified / recommended at this stage.			
4	Access	++	Key reason:	Site is within 500 m of a bus service / stop or railway station. Site is within 500 m of a local or key service centre. Site is within 500 m of a place of worship, town or village hall. Site is located adjacent to or within 500 m of the countryside or open coast, which provides an opportunity for environmental education.	++	S-LT	M
			Other info:	Site would have adequate highways access or is easily provided. Site is unlikely to have a discernible effect on access to other cultural or leisure facilities. Site is within 500 m of an existing area of open space, and there are no known capacity issues. Site is within 1 km of a designated historic asset (see SA Objective 16).			
			Mitigation:	None identified / recommended at this stage.			
5	Economy	O	Key reason:	Site is unlikely to have a discernible effect on economic conditions or competitiveness.	O	N/A	M
			Other info:	N/A			
			Mitigation:	None identified / recommended at this stage.			
6	Jobs	O	Key reason:	Site is unlikely to have a discernible effect on the variety of employment opportunity.	O	S-LT	H
			Other info:	N/A			
			Mitigation:	None identified / recommended at this stage.			
7	Economic Inclusion	+	Key reason:	Site is a housing site located 1-4 km away from local employment opportunities (e.g. main settlement(s)).	+	S-LT	L
			Other info:	N/A			
			Mitigation:	None identified / recommended at this stage.			
8	Air Quality	O	Key reason:	Site has limited potential to contribute to addressing air quality issues but no evidence to suggest exacerbation of them.	O	N/A	M
			Other info:	N/A			
			Mitigation:	None identified / recommended at this stage.			

SA Objective Topics (See SA Framework)		Score	Supporting Information		Residual Score	Timing	Uncertainty
9	Climate Change and Energy	-	Key reason:	Constraints to incorporating energy efficiency, sustainable design or renewable energy measures are unknown. Amount of green infrastructure proposed is unknown - if none provided, this could make the site more susceptible to climate impacts.	0	S-LT	L
			Other info:	Site located adjacent to sustainable transport opportunities.			
			Mitigation:	Apply the proposed Natural Environment policy to deliver Green Infrastructure, and apply design policies to maximise energy efficiency and low-carbon alternatives.			
10	Water	0	Key reason:	No water bodies within 100 m of the site. Site is not within a groundwater Source Protection Zone. Site has adequate water and sewerage infrastructure, or will be readily provided alongside the development. Site is within EA Flood Zone 1 - low risk. Site is not at risk of surface water flooding.	0	N/A	M
			Other info:	N/A			
			Mitigation:	None identified / recommended at this stage.			
11	Bio- / Geo-diversity	-	Key reason:	Within 500m of an SAC (not adjacent). Within 500m of a Ramsar Site (not adjacent). Amount of green infrastructure proposed is unknown.	0	S-LT	L
			Other info:	Site is at low risk of affecting protected or priority species. Site is unlikely to affect habitat connectivity significantly.			
			Mitigation:	Apply the proposed Natural Environment policy to deliver Green Infrastructure; however, this small-scale development is unlikely to significantly affect biodiversity. HRA Screening has determined no likelihood of significant effects.			
12	Land / Seascape and Character	+	Key reason:	Site is likely to have a minor positive effect on local landscape character. Site is likely to have a minor positive effect on visual amenity.	+	S-LT	H
			Other info:	N/A			
			Mitigation:	None identified / recommended at this stage.			
13	Land and Natural Resources	+	Key reason:	Site is on brownfield land.	+	S-LT	L
			Other info:	N/A			
			Mitigation:	None identified / recommended at this stage.			
14	Minerals and Waste	-	Key reason:	Site will use natural resources and produce waste during both construction and operation.	0	S-LT	L
			Other info:	N/A			
			Mitigation:	Encourage use of recycled and secondary materials in construction and ensure new developments include recycling opportunities in line with district-wide policies.			
15	Community	++	Key reason:	Site is within 500 m of a local or key service centre. Site is within 500 m of a place of worship, town or village hall.	++	M-LT	M
			Other info:	Site is attached to an existing group of buildings no more than 2km from an existing community.			
			Mitigation:	None identified / recommended at this stage.			
16	Heritage	0	Key reason:	Site is unlikely to have a significant impact on the historic environment.	0	N/A	H
			Other info:	N/A			
			Mitigation:	None identified / recommended at this stage.			
<p>HRA Summary: HRA Screening has considered potential 'in combination' effects of recreational pressure on Morecambe Bay SAC, Morecambe Bay SPA and Morecambe Bay Ramsar. The assessment has determined that there are no likely significant effects in combination given the scale of development proposed.</p>							
<p>Cumulative Comments: Site 6 is close to sites 9 and 11. Given the small scale of these sites, significant cumulative effects are considered unlikely. All sites cumulatively contribute to meeting housing needs in the area.</p>							

See separate list of objectives and sub-objectives

Site Name and Ref	9 Hollins Lane, Arnside	Existing Land-use:	Agriculture (Grazing)
Site Location:	Arnside	Proposed Use:	Residential
Site Area:	0.12 ha	Proposed No. Dwellings	8

SA Objective Topics (See SA Framework)		Score	Supporting Information		Residual Score	Timing	Uncertainty
1	Housing	+	Key reason:	Site provides new homes (fewer than 15 = minor beneficial; it is expected to help meet specific housing needs, e.g. affordable).	+	ST	L
			Other info:	N/A			
			Mitigation:	Policy seeks to ensure that housing meets local needs; this should be informed by the 2014 AONB Housing Needs Survey, and over the plan period, this may need to be informed by up-to-date assessments of housing need.			
2	Health	++	Key reason:	Site is within 1 km of a GP surgery.	++	ST	M
			Other info:	Site is unlikely to have a discernible effect on health inequalities. Site is unlikely to have a discernible effect on levels of physical activity. Site is unlikely to have a discernible effect on levels of crime.			
			Mitigation:	None identified / recommended at this stage.			
3	Education	+	Key reason:	Site is located within 1 km of a primary school. Site is located adjacent to or within 500 m of the countryside or open coast, which provides an opportunity for environmental education.	+	S-LT	M
			Other info:	N/A			
			Mitigation:	None identified / recommended at this stage.			
4	Access	++	Key reason:	Site is within 500 m of a bus service / stop or railway station. Site is within 500 m of a local or key service centre. Site is located adjacent to or within 500 m of the countryside or open coast, which provides an opportunity for environmental education.	++	S-LT	M
			Other info:	Site would have adequate highways access or is easily provided. Site is within 1 km of a place of worship, town or village hall. Site is unlikely to have a discernible effect on access to other cultural or leisure facilities. Site is within 500 m of an existing area of open space, and there are no known capacity issues. Site is within 1 km of a designated historic asset (see SA Objective 16).			
			Mitigation:	None identified / recommended at this stage.			
5	Economy	0	Key reason:	Site is unlikely to have a discernible effect on economic conditions or competitiveness.	0	N/A	M
			Other info:	N/A			
			Mitigation:	None identified / recommended at this stage.			
6	Jobs	0	Key reason:	Site is unlikely to have a discernible effect on the variety of employment opportunity.	0	S-LT	H
			Other info:	N/A			
			Mitigation:	None identified / recommended at this stage.			
7	Economic Inclusion	+	Key reason:	Site is a housing site located 1-4 km away from local employment opportunities (e.g. main settlement(s)).	+	S-LT	L
			Other info:	N/A			
			Mitigation:	None identified / recommended at this stage.			
8	Air Quality	0	Key reason:	Site has limited potential to contribute to addressing air quality issues but no evidence to suggest exacerbation of them.	0	N/A	M
			Other info:	N/A			
			Mitigation:	None identified / recommended at this stage.			
9	Climate Change and Energy	-	Key reason:	Constraints to incorporating energy efficiency, sustainable design or renewable energy measures are unknown. Amount of green infrastructure proposed is unknown - if none provided, this could make the site more susceptible to climate impacts.	0	S-LT	L
			Other info:	Site located adjacent to sustainable transport opportunities.			

SA Objective Topics (See SA Framework)	Score	Supporting Information		Residual Score	Timing	Uncertainty
		Mitigation:	Apply the proposed Natural Environment policy to deliver Green Infrastructure, and apply design policies to maximise energy efficiency and low-carbon alternatives.			
10	Water	O	Key reason: No water bodies within 100 m of the site. Site is not within a groundwater Source Protection Zone. Site has adequate water and sewerage infrastructure, or will be readily provided alongside the development. Site is within EA Flood Zone 1 - low risk. Site is not at risk of surface water flooding. Other info: N/A Mitigation: None identified / recommended at this stage.	O	N/A	M
11	Bio- / Geo-diversity	-	Key reason: Within 500m of a SSSI (not adjacent). Amount of green infrastructure proposed is unknown. Other info: Site is at low risk of affecting protected or priority species. Site is unlikely to affect habitat connectivity significantly. Mitigation: Apply the proposed Natural Environment policy to deliver Green Infrastructure; however, this small-scale development is unlikely to significantly affect biodiversity.	O	S-LT	L
12	Land / Seascape and Character	-	Key reason: Site is likely to have a negative effect on local landscape character. Site is likely to have a negative effect on visual amenity. Other info: N/A Mitigation: Apply the AONB DPD policies on Landscape, Key Settlement Landscapes and provisions within the Development Strategy: existing vegetation and the bulk of the site should be retained to contribute to the urban / pasture farmland mosaic character.	O	S-LT	H
13	Land and Natural Resources	-	Key reason: Site is a small greenfield site (<0.4 ha). Other info: N/A Mitigation: None identified / recommended at this stage.	-	S-LT	L
14	Minerals and Waste	-	Key reason: Site will use natural resources and produce waste during both construction and operation. Other info: N/A Mitigation: Encourage use of recycled and secondary materials in construction and ensure new developments include recycling opportunities in line with district-wide policies.	O	S-LT	L
15	Community	++	Key reason: Site is within 500 m of a local or key service centre. Other info: Site is within 1 km of a place of worship, town or village hall. Site is attached to an existing group of buildings no more than 2km from an existing community. Mitigation: None identified / recommended at this stage.	++	M-LT	M
16	Heritage	O	Key reason: Site is unlikely to have a significant impact on the historic environment. Other info: N/A Mitigation: None identified / recommended at this stage.	O	N/A	H
<p>HRA Summary: Recreational pressure is possible on Morecambe Bay SAC, Morecambe Bay SPA and Morecambe Bay Ramsar. The HRA Screening concludes that due to the scale of proposed development in the AONB, a significant impact is unlikely.</p> <p>Cumulative Comments: Site 9 is close to sites 6 and 11. Given the small scale of these sites, significant cumulative effects are considered unlikely. Sites 9 and 11 lead to cumulative loss of green infrastructure in the village, although this is considered to be small-scale. All sites cumulatively contribute to meeting housing needs in the area.</p>						

See separate list of objectives and sub-objectives

Site Name and Ref	11 Briery Bank (Persimmon), Arnside	Existing Land-use:	An Orchard
Site Location:	Arnside	Proposed Use:	Residential
Site Area:	0.29 ha	Proposed No. Dwellings	14

SA Objective Topics (See SA Framework)	Score	Supporting Information		Residual Score	Timing	Uncertainty
1	+	Key reason:	Site provides new homes (fewer than 15 = minor beneficial; it is expected to help meet specific housing needs, e.g. affordable).	+	ST	L
		Other info:	N/A			
		Mitigation:	Policy seeks to ensure that housing meets local needs; this should be informed by the 2014 AONB Housing Needs Survey, and over the plan period, this may need to be informed by up-to-date assessments of housing need.			
2	++	Key reason:	Site is within 1 km of a GP surgery.	++	ST	M
		Other info:	Site is unlikely to have a discernible effect on health inequalities. Site is unlikely to have a discernible effect on levels of physical activity. Site is unlikely to have a discernible effect on levels of crime.			
		Mitigation:	None identified / recommended at this stage.			
3	++	Key reason:	Site is located within 500 m of a primary school.	++	M-LT	M
		Other info:	Site is located adjacent to or within 500 m of the countryside or open coast, which provides an opportunity for environmental education.			
		Mitigation:	None identified / recommended at this stage.			
4	++	Key reason:	Site is within 500 m of a bus service / stop or railway station. Site is within 500 m of a local or key service centre. Site is within 500 m of a place of worship, town or village hall. Site is located adjacent to or within 500 m of the countryside or open coast, which provides an opportunity for environmental education.	++	S-LT	M
		Other info:	Site would have adequate highways access or is easily provided. Site is unlikely to have a discernible effect on access to other cultural or leisure facilities. Site is within 500 m of an existing area of open space, and there are no known capacity issues. Site is within 1 km of a designated historic asset (see SA Objective 16).			
		Mitigation:	None identified / recommended at this stage. NB: site to provide new parking and enhancements for station users, including wheelchair users.			
5	0	Key reason:	Site is unlikely to have a discernible effect on economic conditions or competitiveness.	0	N/A	M
		Other info:	N/A			
		Mitigation:	None identified / recommended at this stage.			
6	0	Key reason:	Site is unlikely to have a discernible effect on the variety of employment opportunity.	0	S-LT	H
		Other info:	N/A			
		Mitigation:	None identified / recommended at this stage.			
7	+	Key reason:	Site is a housing site located 1-4 km away from local employment opportunities (e.g. main settlement(s)).	+	S-LT	L
		Other info:	N/A			
		Mitigation:	None identified / recommended at this stage.			
8	0	Key reason:	Site has limited potential to contribute to addressing air quality issues but no evidence to suggest exacerbation of them.	0	N/A	M
		Other info:	N/A			
		Mitigation:	None identified / recommended at this stage.			

SA Objective Topics (See SA Framework)		Score	Supporting Information		Residual Score	Timing	Uncertainty
9	Climate Change and Energy	-	Key reason:	Constraints to incorporating energy efficiency, sustainable design or renewable energy measures are unknown. Amount of green infrastructure proposed is unknown - if none provided, this could make the site more susceptible to climate impacts.	0	S-LT	L
			Other info:	Site located adjacent to sustainable transport opportunities.			
			Mitigation:	Apply the proposed Natural Environment policy to deliver Green Infrastructure, and apply design policies to maximise energy efficiency and low-carbon alternatives.			
10	Water	0	Key reason:	No water bodies within 100 m of the site. Site is not within a groundwater Source Protection Zone. Site has adequate water and sewerage infrastructure, or will be readily provided alongside the development. Site is within EA Flood Zone 1 - low risk. Site is not at risk of surface water flooding.	0	N/A	M
			Other info:	N/A			
			Mitigation:	None identified / recommended at this stage.			
11	Bio- / Geo- diversity	-	Key reason:	Within 500m of an SAC (not adjacent). Within 500m of a Ramsar Site (not adjacent). Amount of green infrastructure proposed is unknown.	0	S-LT	L
			Other info:	Site is at low risk of affecting protected or priority species. Site is unlikely to affect habitat connectivity significantly.			
			Mitigation:	Apply the proposed Natural Environment policy to deliver Green Infrastructure; however, this small-scale development is unlikely to significantly affect biodiversity. HRA Screening has determined no likelihood of significant effects.			
12	Land / Sea- scape and Character	+	Key reason:	Site is likely to have a minor positive effect on local landscape character. Site is likely to have a minor positive effect on visual amenity.	+	S-LT	H
			Other info:	N/A			
			Mitigation:	None identified / recommended at this stage.			
13	Land and Natural Resources	-	Key reason:	Site is a small greenfield site (<0.4 ha).	-	S-LT	L
			Other info:	N/A			
			Mitigation:	None identified / recommended at this stage.			
14	Minerals and Waste	-	Key reason:	Site will use natural resources and produce waste during both construction and operation.	0	S-LT	L
			Other info:	N/A			
			Mitigation:	Encourage use of recycled and secondary materials in construction and ensure new developments include recycling opportunities in line with district-wide policies.			
15	Community	++	Key reason:	Site is within 500 m of a local or key service centre. Site is within 500 m of a place of worship, town or village hall.	++	M-LT	M
			Other info:	Site is attached to an existing group of buildings no more than 2km from an existing community.			
			Mitigation:	None identified / recommended at this stage.			
16	Heritage	0	Key reason:	Site is unlikely to have a significant impact on the historic environment.	0	N/A	H
			Other info:	N/A			
			Mitigation:	None identified / recommended at this stage.			
<p>HRA Summary: Recreational pressure is possible on Morecambe Bay SAC, Morecambe Bay SPA and Morecambe Bay Ramsar. The HRA Screening concludes that due to the scale of proposed development in the AONB, a significant impact is unlikely.</p>							
<p>Cumulative Comments: Site 11 is close to sites 6 and 9. Given the small scale of these sites, significant cumulative effects are considered unlikely. Sites 9 and 11 lead to cumulative loss of green infrastructure in the village, although this is considered to be small-scale. All sites cumulatively contribute to meeting housing needs in the area.</p>							

See separate list of objectives and sub-objectives

Site Name and Ref	25/26/27 Station House And Yard, Arnside	Existing Land-use:	Residential, Business, Car Park, Access
Site Location:	Arnside	Proposed Use:	Mixed Use
Site Area:	1.03 ha	Proposed No. Dwellings	0

SA Objective Topics (See SA Framework)		Score	Supporting Information		Residual Score	Timing	Uncertainty
1	Housing	+	Key reason:	Site provides new homes (fewer than 15 = minor beneficial; it is expected to help meet specific housing needs, e.g. affordable).	+	ST	L
			Other info:	N/A			
			Mitigation:	Policy seeks to ensure that housing meets local needs; this should be informed by the 2014 AONB Housing Needs Survey, and over the plan period, this may need to be informed by up-to-date assessments of housing need.			
2	Health	++	Key reason:	Site is within 1 km of a GP surgery.	++	ST	M
			Other info:	Site is unlikely to have a discernible effect on health inequalities. Site is unlikely to have a discernible effect on levels of physical activity. Site is unlikely to have a discernible effect on levels of crime.			
			Mitigation:	None identified / recommended at this stage.			
3	Education	++	Key reason:	Site is located within 500 m of a primary school.	++	M-LT	M
			Other info:	Site is located adjacent to or within 500 m of the countryside or open coast, which provides an opportunity for environmental education. Site is located adjacent to or within 500 m of a designated nature conservation site, which provides an opportunity for environmental education.			
			Mitigation:	None identified / recommended at this stage.			
4	Access	++	Key reason:	Site is within 500 m of a bus service / stop or railway station. Site is within 500 m of a local or key service centre. Site is within 500 m of a place of worship, town or village hall. Site is located adjacent to or within 500 m of the countryside or open coast, which provides an opportunity for environmental education.	++	S-LT	M
			Other info:	Site will enhance access to new/ existing facilities, e.g. new parking, wheelchair accessibility, etc. Site is unlikely to have a discernible effect on access to other cultural or leisure facilities. Site is within 500 m of an existing area of open space, and there are no known capacity issues. Site is within 1 km of a designated historic asset (see SA Objective 16).			
			Mitigation:	None identified / recommended at this stage.			
5	Economy	++	Key reason:	Site is an employment site over one hectare in size.	++	S-LT	L
			Other info:	Site will enhanced access provisions to new/ existing facilities e.g. new parking, wheelchair users, etc.			
			Mitigation:	None identified / recommended at this stage.			
6	Jobs	++	Key reason:	Site is a large employment site (1 ha +).	++	S-LT	H
			Other info:	N/A			
			Mitigation:	None identified / recommended at this stage.			
7	Economic Inclusion	++	Key reason:	Site is an employment site located within 1 km from a residential area.	++	S-LT	L
			Other info:	Site is a housing site located 1-4 km away from local employment opportunities (e.g. main settlement(s)).			
			Mitigation:	None identified / recommended at this stage.			
8	Air Quality	0	Key reason:	Site has limited potential to contribute to addressing air quality issues but no evidence to suggest exacerbation of them.	0	N/A	M
			Other info:	N/A			
			Mitigation:	None identified / recommended at this stage.			

SA Objective Topics (See SA Framework)		Score	Supporting Information		Residual Score	Timing	Uncertainty
9	Climate Change and Energy	-	Key reason:	Constraints to incorporating energy efficiency, sustainable design or renewable energy measures are unknown. Amount of green infrastructure proposed is unknown - if none provided, this could make the site more susceptible to climate impacts.	O	S-LT	L
			Other info:	Site located adjacent to sustainable transport opportunities.			
			Mitigation:	Apply the proposed Natural Environment policy to deliver Green Infrastructure, and apply design policies to maximise energy efficiency and low-carbon alternatives.			
10	Water	--	Key reason:	Site is adjacent to a water body. Site is within EA Flood Zone 3 - high risk.	O	S-MT	M
			Other info:	Site is not within a groundwater Source Protection Zone. Site has adequate water and sewerage infrastructure, or will be readily provided alongside the development. Site is not at risk of surface water flooding.			
			Mitigation:	Do not increase level of modification of the water body at the site - apply policy to add buffers from hard-standing, 'naturalise' and add habitat where possible. Ensure construction and operational site drainage design protects the water body from run-off. Residential development must avoid Flood Risk Zone 3 areas and all development must provide resilience against flood or surface water. Any development must show that it will not worsen any flood or surface water risks to existing properties.			
11	Bio- / Geo-diversity	--	Key reason:	Adjacent to an SAC. Adjacent to a Ramsar Site.	O	S-LT	L
			Other info:	Site is at low risk of affecting protected or priority species. Site is unlikely to affect habitat connectivity significantly. Amount of green infrastructure proposed is unknown.			
			Mitigation:	Apply the proposed Natural Environment policy to deliver Green Infrastructure; however, this small-scale development is unlikely to significantly affect biodiversity. HRA Screening has determined no likelihood of significant effects.			
12	Land / Seascape and Character	+	Key reason:	Site is likely to have a minor positive effect on local landscape character. Site is likely to have a minor positive effect on visual amenity.	+	S-LT	H
			Other info:	N/A			
			Mitigation:	None identified / recommended at this stage.			
13	Land and Natural Resources	+	Key reason:	Site is on brownfield land.	+	S-LT	L
			Other info:	N/A			
			Mitigation:	None identified / recommended at this stage.			
14	Minerals and Waste	-	Key reason:	Site will use natural resources and produce waste during both construction and operation.	O	S-LT	L
			Other info:	N/A			
			Mitigation:	Encourage use of recycled and secondary materials in construction and ensure new developments include recycling opportunities in line with district-wide policies.			
15	Community	++	Key reason:	Site is within 500 m of a local or key service centre. Site is within 500 m of a place of worship, town or village hall.	++	M-LT	M
			Other info:	Site is attached to an existing group of buildings no more than 2km from an existing community.			
			Mitigation:	None identified / recommended at this stage.			
16	Heritage	-	Key reason:	Site is within 300 m of a Listed Building (all grades), and so has potential to affect its historic setting.	O	N/A	H
			Other info:	N/A			
			Mitigation:	Application of the Cultural Heritage policies for the protection of historic setting, and assurance of sympathetic scale, layout and design of new development.			

SA Objective Topics (See SA Framework)	Score	Supporting Information	Residual Score	Timing	Uncertainty
<p><u>HRA Summary:</u> Development of this site and car park have potential to affect Morecambe Bay SAC, Morecambe Bay SPA & Ramsar. As mitigation, pollution control measures should be in place, and the potential for significant effects should be assessed at the site level to inform aspects such as drainage design.</p>					
<p><u>Cumulative Comments:</u> Site 25/26/27 are all next to one another. All sites cumulatively contribute to meeting housing needs in the area. Cumulatively, the sites may effect water body status or quality due to being adjacent to a water body - this requires careful consideration in the future planning application. It will have a positive cumulative impact on employment, jobs and the economy. This development will contribute to meeting the housing needs of the area.</p>					

See separate list of objectives and sub-objectives

Site Name and Ref	35 Old Station Yard, Sandside	Existing Land-use:	Car Workshop/Shop
Site Location:	Sandside	Proposed Use:	Mixed Use
Site Area:	0.31 ha	Proposed No. Dwellings	0

SA Objective Topics (See SA Framework)		Score	Supporting Information		Residual Score	Timing	Uncertainty
1	Housing	+	Key reason:	Site provides new homes (fewer than 15 = minor beneficial; it is expected to help meet specific housing needs, e.g. affordable).	+	ST	L
			Other info:	N/A			
			Mitigation:	Policy seeks to ensure that housing meets local needs; this should be informed by the 2014 AONB Housing Needs Survey, and over the plan period, this may need to be informed by up-to-date assessments of housing need.			
2	Health	+	Key reason:	Site is between 1 km and 4 km of a GP surgery.	+	ST	M
			Other info:	Site is unlikely to have a discernible effect on health inequalities. Site is unlikely to have a discernible effect on levels of physical activity. Site is unlikely to have a discernible effect on levels of crime.			
			Mitigation:	None identified / recommended at this stage.			
3	Education	++	Key reason:	Site is located within 500 m of a primary school.	++	M-LT	M
			Other info:	Site is located adjacent to or within 500 m of the countryside or open coast, which provides an opportunity for environmental education.			
			Mitigation:	None identified / recommended at this stage.			
4	Access	++	Key reason:	Site is within 500 m of a bus service / stop or railway station. Site is within 500 m of a local or key service centre. Site is located adjacent to or within 500 m of the countryside or open coast, which provides an opportunity for environmental education.	++	S-LT	M
			Other info:	Site would have adequate highways access or is easily provided. Site is within 1 km of a place of worship, town or village hall. Site is within 1km of a cultural or leisure facility, such as a theatre, sport / recreation centre, museum, etc.. Site is within 500 m of an existing area of open space, and there are no known capacity issues. Site is within 1 km of a designated historic asset (see SA Objective 16).			
			Mitigation:	None identified / recommended at this stage.			
5	Economy	+	Key reason:	Site is an employment site under one hectare in size.	+	S-LT	L
			Other info:	N/A			
			Mitigation:	None identified / recommended at this stage.			
6	Jobs	+	Key reason:	Site is a small employment site (<1 ha).	+	S-LT	H
			Other info:	N/A			
			Mitigation:	None identified / recommended at this stage.			
7	Economic Inclusion	++	Key reason:	Site is an employment site located within 1 km from a residential area.	++	S-LT	L
			Other info:	Site is a housing site located 1-4 km away from local employment opportunities (e.g. main settlement(s)).			
			Mitigation:	None identified / recommended at this stage.			
8	Air Quality	0	Key reason:	Site has limited potential to contribute to addressing air quality issues but no evidence to suggest exacerbation of them.	0	N/A	M
			Other info:	N/A			
			Mitigation:	None identified / recommended at this stage.			
9	Climate Change and		Key reason:	Constraints to incorporating energy efficiency, sustainable design or renewable energy measures are unknown. Amount of green infrastructure proposed is unknown - if none provided, this could make the site more susceptible to climate impacts.			

SA Objective Topics (See SA Framework)		Score	Supporting Information		Residual Score	Timing	Uncertainty
9	Change and Energy	-	Other info:	Site located adjacent to sustainable transport opportunities.	O	S-LT	L
			Mitigation:	Apply the proposed Natural Environment policy to deliver Green Infrastructure, and apply design policies to maximise energy efficiency and low-carbon alternatives.			
10	Water	--	Key reason:	Site is adjacent to a water body. Site is within EA Flood Zone 3 - high risk.	O	S-MT	M
			Other info:	Site is not within a groundwater Source Protection Zone. Site has adequate water and sewerage infrastructure, or will be readily provided alongside the development. Site is in an area of medium surface water flood risk.			
			Mitigation:	Do not increase level of modification of the water body at the site - apply policy to add buffers from hard-standing, 'naturalise' and add habitat where possible. Ensure construction and operational site drainage design protects the water body from run-off. Residential development must avoid Flood Risk Zone 3 areas and all development must provide resilience against flood or surface water. Any development must show that it will not worsen any flood or surface water risks to existing properties.			
11	Bio- / Geo-diversity	--	Key reason:	Adjacent to an SAC. Adjacent to a Ramsar Site.	O	S-LT	L
			Other info:	Site is at low risk of affecting protected or priority species. Site is unlikely to affect habitat connectivity significantly. Amount of green infrastructure proposed is unknown.			
			Mitigation:	Apply the proposed Natural Environment policy to deliver Green Infrastructure; however, this small-scale development is unlikely to significantly affect biodiversity. HRA Screening has determined no likelihood of significant effects.			
12	Land / Seascape and Character	O	Key reason:	Site is likely to have a neutral effect on local landscape character. Site is likely to have a neutral effect on visual amenity.	O	S-LT	H
			Other info:	N/A			
			Mitigation:	None identified / recommended at this stage.			
13	Land and Natural Resources	+	Key reason:	Site is on brownfield land.	+	S-LT	L
			Other info:	N/A			
			Mitigation:	None identified / recommended at this stage.			
14	Minerals and Waste	-	Key reason:	Site will use natural resources and produce waste during both construction and operation.	O	S-LT	L
			Other info:	N/A			
			Mitigation:	Encourage use of recycled and secondary materials in construction and ensure new developments include recycling opportunities in line with district-wide policies.			
15	Community	++	Key reason:	Site is within 500 m of a local or key service centre.	++	M-LT	M
			Other info:	Site is within 1 km of a place of worship, town or village hall. Site is attached to an existing group of buildings no more than 2km from an existing community.			
			Mitigation:	None identified / recommended at this stage.			
16	Heritage	O	Key reason:	Site is unlikely to have a significant impact on the historic environment.	O	N/A	H
			Other info:	N/A			
			Mitigation:	None identified / recommended at this stage.			

HRA Summary: The potential for air quality effects on habitats associated with Morecambe Bay SAC has been considered. However, given the proposed development site's size and location, adverse effects are considered unlikely. Pollution prevention measures and other standard best practice approaches would eliminate any adverse impacts altogether.

SA Objective Topics (See SA Framework)	Score	Supporting Information	Residual Score	Timing	Uncertainty
<p><u>Cumulative Comments:</u> Site 35 with sites 38, 81 and B125 form a single, larger mixed use site, and therefore the impacts identified in the individual assessments may increase in magnitude. Cumulatively, the sites may exacerbate flood risk in a FZ3 area, and may affect water body status or quality due to being adjacent to a water body. It will have a positive cumulative impact on employment, jobs and the economy. This includes that the site will facilitate development of the other sites in the area by ensuring adequate access and space.</p>					

See separate list of objectives and sub-objectives

Site Name and Ref	38 Land South Of Quarry Lane, Sandside	Existing Land-use:	Offices And Open Land
Site Location:	Sandside	Proposed Use:	Employment
Site Area:	0.26 ha		

SA Objective Topics (See SA Framework)	Score	Supporting Information		Residual Score	Timing	Uncertainty	
1	Housing	O	Key reason:	Site is not a housing allocation.	O	N/A	N/A
			Other info:	N/A			
			Mitigation:	None identified / recommended at this stage.			
2	Health	O	Key reason:	Site is unlikely to have a discernible effect on health inequalities. Site is unlikely to have a discernible effect on access to GP surgeries. Site is unlikely to have a discernible effect on levels of physical activity. Site is unlikely to have a discernible effect on levels of crime.	O	N/A	M
			Other info:	N/A			
			Mitigation:	None identified / recommended at this stage.			
3	Education	O	Key reason:	Site is unlikely to have a discernible effect on participation or attainment in education. Site is unlikely to have a discernible effect on levels of access to environmental education.	O	N/A	M
			Other info:	N/A			
			Mitigation:	None identified / recommended at this stage.			
4	Access	++	Key reason:	Site is within 500 m of a bus service / stop or railway station.	++	S-LT	M
			Other info:	Site would have adequate highways access or is easily provided. Site is unlikely to have a discernible effect on access to community buildings or community cohesiveness. Site is unlikely to have a discernible effect on access to other cultural or leisure facilities. Site is unlikely to have a discernible effect on access to the countryside, historic environment or open space.			
			Mitigation:	None identified / recommended at this stage.			
5	Economy	+	Key reason:	Site is an employment site under one hectare in size.	+	S-LT	L
			Other info:	N/A			
			Mitigation:	None identified / recommended at this stage.			
6	Jobs	+	Key reason:	Site is a small employment site (<1 ha).	+	S-LT	H
			Other info:	N/A			
			Mitigation:	None identified / recommended at this stage.			
7	Economic Inclusion	++	Key reason:	Site is an employment site located within 1 km from a residential area.	++	S-LT	L
			Other info:	N/A			
			Mitigation:	Apply the proposed Economic Development and Community Facilities policy in order to maximise benefits.			
8	Air Quality	O	Key reason:	Site has limited potential to contribute to addressing air quality issues but no evidence to suggest exacerbation of them.	O	N/A	M
			Other info:	N/A			
			Mitigation:	None identified / recommended at this stage.			
9	Climate Change and Energy	-	Key reason:	Constraints to incorporating energy efficiency, sustainable design or renewable energy measures are unknown. Amount of green infrastructure proposed is unknown - if none provided, this could make the site more susceptible to climate impacts.	O	S-LT	L
			Other info:	Site located adjacent to sustainable transport opportunities.			
			Mitigation:	Apply the proposed Natural Environment policy to deliver Green Infrastructure, and apply design policies to maximise energy efficiency and low-carbon alternatives.			

SA Objective Topics (See SA Framework)		Score	Supporting Information		Residual Score	Timing	Uncertainty
10	Water	--	Key reason:	Site is within EA Flood Zone 3 - high risk.	O	S-LT	M
			Other info:	Site is within 100 m of a water body, but none adjacent or within the site. Site is not within a groundwater Source Protection Zone. Site has adequate water and sewerage infrastructure, or will be readily provided alongside the development. Site is in an area of medium surface water flood risk.			
			Mitigation:	Ensure construction and operational site drainage design protects the water body from run-off. Development must provide resilience against flood or surface water, and show that it will not worsen any flood or surface water risks to existing properties.			
11	Bio- / Geo-diversity	-	Key reason:	Within 500m of an SAC (not adjacent). Within 500m of a Ramsar Site (not adjacent). Site can affect priority or protected species, as it contains woodland (not including ancient woodland). Amount of green infrastructure proposed is unknown.	O	S-MT	H
			Other info:	Site is unlikely to affect habitat connectivity significantly.			
			Mitigation:	Apply the proposed Natural Environment policy to deliver Green Infrastructure; however, this small-scale development is unlikely to significantly affect biodiversity. HRA Screening has determined no likelihood of significant effects.			
12	Land / Sea-scape and Character	O	Key reason:	Site is likely to have a neutral effect on local landscape character. Site is likely to have a neutral effect on visual amenity.	O	S-LT	H
			Other info:	N/A			
			Mitigation:	None identified / recommended at this stage.			
13	Land and Natural Resources	+	Key reason:	Site is on brownfield land.	+	S-LT	L
			Other info:	N/A			
			Mitigation:	None identified / recommended at this stage.			
14	Minerals and Waste	-	Key reason:	Site will use natural resources and produce waste during both construction and operation.	O	S-LT	L
			Other info:	N/A			
			Mitigation:	Encourage use of recycled and secondary materials in construction and ensure new developments include recycling opportunities in line with district-wide policies.			
15	Community	O	Key reason:	Site is unlikely to have a discernible effect on access to community buildings or community cohesiveness. Site is attached to an existing group of buildings no more than 2km from an existing community.	O	S-LT	M
			Other info:	N/A			
			Mitigation:	None identified / recommended at this stage.			
16	Heritage	O	Key reason:	Site is unlikely to have a significant impact on the historic environment.	O	N/A	H
			Other info:	N/A			
			Mitigation:	None identified / recommended at this stage.			
<p>HRA Summary: The potential for air quality effects on habitats associated with Morecambe Bay SAC has been considered. However, given the proposed development site's size and location, adverse effects are considered unlikely. Pollution prevention measures and other standard best practice approaches would eliminate any adverse impacts altogether.</p> <p>Cumulative Comments: Site 35 with sites 38, 81 and B125 form a single, larger mixed use site, and therefore the impacts identified in the individual assessments may increase in magnitude. Cumulatively, the sites may exacerbate flood risk in a FZ3 area and may affect water quality due to being adjacent to a water body. It will have a positive cumulative impact on employment, jobs and the economy.</p>							

See separate list of objectives and sub-objectives

Site Name and Ref	56 South Of Whinney Fold, Silverdale	Existing Land-use:	Agriculture
Site Location:	Silverdale	Proposed Use:	Residential
Site Area:	0.3 ha	Proposed No. Dwellings	6

SA Objective Topics (See SA Framework)		Score	Supporting Information		Residual Score	Timing	Uncertainty
1	Housing	+	Key reason:	Site provides new homes (fewer than 15 = minor beneficial; it is expected to help meet specific housing needs, e.g. affordable).	+	ST	L
			Other info:	N/A			
			Mitigation:	Policy seeks to ensure that housing meets local needs; this should be informed by the 2014 AONB Housing Needs Survey, and over the plan period, this may need to be informed by up-to-date assessments of housing need.			
2	Health	++	Key reason:	Site is within 1 km of a GP surgery.	++	ST	M
			Other info:	Site is unlikely to have a discernible effect on health inequalities. Site is unlikely to have a discernible effect on levels of physical activity. Site is unlikely to have a discernible effect on levels of crime.			
			Mitigation:	None identified / recommended at this stage.			
3	Education	++	Key reason:	Site is located within 500 m of a primary school.	++	M-LT	M
			Other info:	Site is located adjacent to or within 500 m of the countryside or open coast, which provides an opportunity for environmental education. Site is located adjacent to or within 500 m of a designated nature conservation site, which provides an opportunity for environmental education.			
			Mitigation:	None identified / recommended at this stage.			
4	Access	++	Key reason:	Site is within 500 m of a bus service / stop or railway station. Site is within 500 m of a local or key service centre. Site is located adjacent to or within 500 m of the countryside or open coast, which provides an opportunity for environmental education.	++	S-LT	M
			Other info:	Site would have adequate highways access or is easily provided. Site is within 1 km of a place of worship, town or village hall. Site is within 1km of a cultural or leisure facility, such as a theatre, sport / recreation centre, museum, etc.. Site is within 500 m of an existing area of open space, and there are no known capacity issues. Site is within 1 km of a designated historic asset (see SA Objective 16).			
			Mitigation:	None identified / recommended at this stage.			
5	Economy	O	Key reason:	Site is unlikely to have a discernible effect on economic conditions or competitiveness.	O	N/A	M
			Other info:	N/A			
			Mitigation:	None identified / recommended at this stage.			
6	Jobs	O	Key reason:	Site is unlikely to have a discernible effect on the variety of employment opportunity.	O	S-LT	H
			Other info:	N/A			
			Mitigation:	None identified / recommended at this stage.			
7	Economic Inclusion	+	Key reason:	Site is a housing site located 1-4 km away from local employment opportunities (e.g. main settlement(s)).	+	S-LT	L
			Other info:	N/A			
			Mitigation:	None identified / recommended at this stage.			
8	Air Quality	O	Key reason:	Site has limited potential to contribute to addressing air quality issues but no evidence to suggest exacerbation of them.	O	N/A	M
			Other info:	N/A			
			Mitigation:	None identified / recommended at this stage.			

SA Objective Topics (See SA Framework)		Score	Supporting Information		Residual Score	Timing	Uncertainty
9	Climate Change and Energy	-	Key reason:	Constraints to incorporating energy efficiency, sustainable design or renewable energy measures are unknown. Amount of green infrastructure proposed is unknown - if none provided, this could make the site more susceptible to climate impacts.	O	S-LT	L
			Other info:	Site located within 1 km of sustainable transport opportunities.			
			Mitigation:	Apply the proposed Natural Environment policy to deliver Green Infrastructure, and apply design policies to maximise energy efficiency and low-carbon alternatives.			
10	Water	O	Key reason:	No water bodies within 100 m of the site. Site is not within a groundwater Source Protection Zone. Site has adequate water and sewerage infrastructure, or will be readily provided alongside the development. Site is within EA Flood Zone 1 - low risk. Site is not at risk of surface water flooding.	O	N/A	M
			Other info:	N/A			
			Mitigation:	None identified / recommended at this stage.			
11	Bio- / Geo-diversity	-	Key reason:	Within 500m of a SSSI (not adjacent). Within 500m of an SAC (not adjacent). Within 500m of a Ramsar Site (not adjacent). Amount of green infrastructure proposed is unknown.	O	S-LT	L
			Other info:	Site is at low risk of affecting protected or priority species. Site is unlikely to affect habitat connectivity significantly.			
			Mitigation:	Apply the proposed Natural Environment policy to deliver Green Infrastructure; however, this small-scale development is unlikely to significantly affect biodiversity. HRA Screening has determined no likelihood of significant effects.			
12	Land / Seascape and Character	-	Key reason:	Site is likely to have a negative effect on local landscape character. Site is likely to have a negative effect on visual amenity.	O	S-LT	H
			Other info:	N/A			
			Mitigation:	Apply the AONB DPD policies on Landscape, Key Settlement Landscapes and provisions within the Development Strategy to ensure landscape character is preserved.			
13	Land and Natural Resources	-	Key reason:	Site is a small greenfield site (<0.4 ha).	-	S-LT	L
			Other info:	N/A			
			Mitigation:	None identified / recommended at this stage.			
14	Minerals and Waste	-	Key reason:	Site will use natural resources and produce waste during both construction and operation.	O	S-LT	L
			Other info:	N/A			
			Mitigation:	Encourage use of recycled and secondary materials in construction and ensure new developments include recycling opportunities in line with district-wide policies.			
15	Community	++	Key reason:	Site is within 500 m of a local or key service centre.	++	M-LT	M
			Other info:	Site is within 1 km of a place of worship, town or village hall. Site is attached to an existing group of buildings no more than 2km from an existing community.			
			Mitigation:	None identified / recommended at this stage.			
16	Heritage	--	Key reason:	Site contains a Grade II Listed Building, and so has potential to cause direct or indirect effects.	O	N/A	H
			Other info:	N/A			
			Mitigation:	Application of the Cultural Heritage policies for the protection of listed building and its setting.			
<p>HRA Summary: The potential for air quality effects on habitats associated with Morecambe Bay SAC has been considered. However, given the proposed development site's size and location, adverse effects are considered unlikely. Pollution prevention measures and other standard best practice approaches would eliminate any adverse impacts altogether.</p>							

SA Objective Topics (See SA Framework)	Score	Supporting Information	Residual Score	Timing	Uncertainty
<p><u>Cumulative Comments:</u> Site 56 is near no other sites. Given the small scale of these sites, significant cumulative effects are considered unlikely. Site 56 leads to the loss of green infrastructure which will negatively affect biodiversity. This site will cumulatively contribute to meeting housing needs in the area.</p>					

See separate list of objectives and sub-objectives

Site Name and Ref	70 Railway Goods Yard, Silverdale	Existing Land-use:	Disused Railway Goods Yard
Site Location:	Silverdale	Proposed Use:	Mixed Use
Site Area:	0.36 ha	Proposed No. Dwellings	0

SA Objective Topics (See SA Framework)		Score	Supporting Information		Residual Score	Timing	Uncertainty
1	Housing	0	Key reason:	Site is not a housing allocation.	0	N/A	N/A
			Other info:	N/A			
			Mitigation:	None identified / recommended at this stage.			
2	Health	0	Key reason:	Site is unlikely to have a discernible effect on health inequalities. Site is unlikely to have a discernible effect on access to GP surgeries. Site is unlikely to have a discernible effect on levels of physical activity. Site is unlikely to have a discernible effect on levels of crime.	0	N/A	M
			Other info:	N/A			
			Mitigation:	None identified / recommended at this stage.			
3	Education	0	Key reason:	Site is unlikely to have a discernible effect on participation or attainment in education. Site is unlikely to have a discernible effect on levels of access to environmental education.	0	N/A	M
			Other info:	N/A			
			Mitigation:	None identified / recommended at this stage.			
4	Access	++	Key reason:	Site is within 500 m of a bus service / stop or railway station.	++	S-LT	M
			Other info:	Site would contribute to highways improvements which would benefit access. Site is unlikely to have a discernible effect on access to community buildings or community cohesiveness. Site is unlikely to have a discernible effect on access to other cultural or leisure facilities. Site is unlikely to have a discernible effect on access to the countryside, historic environment or open space.			
			Mitigation:	None identified / recommended at this stage.			
5	Economy	+	Key reason:	Site is an employment site under one hectare in size. Site will improve access to an employment site.	+	S-LT	L
			Other info:	N/A			
			Mitigation:	None identified / recommended at this stage.			
6	Jobs	+	Key reason:	Site is a small employment site (<1 ha).	+	S-LT	H
			Other info:	N/A			
			Mitigation:	None identified / recommended at this stage.			
7	Economic Inclusion	++	Key reason:	Site is an employment site located within 1 km from a residential area.	++	S-LT	L
			Other info:	N/A			
			Mitigation:	None identified / recommended at this stage.			
8	Air Quality	0	Key reason:	Site has limited potential to contribute to addressing air quality issues but no evidence to suggest exacerbation of them.	0	N/A	M
			Other info:	N/A			
			Mitigation:	None identified / recommended at this stage.			
9	Climate Change and Energy	-	Key reason:	Constraints to incorporating energy efficiency, sustainable design or renewable energy measures are unknown. Amount of green infrastructure proposed is unknown - if none provided, this could make the site more susceptible to climate impacts.	0	S-LT	L
			Other info:	Site located adjacent to sustainable transport opportunities.			
			Mitigation:	Apply the proposed Natural Environment policy to deliver Green Infrastructure, and apply design policies to maximise energy efficiency and low-carbon alternatives.			
			Key reason:	Site is adjacent to a water body.			

SA Objective Topics (See SA Framework)		Score	Supporting Information		Residual Score	Timing	Uncertainty
10	Water	--	Other info:	Site is not within a groundwater Source Protection Zone. Site has adequate water and sewerage infrastructure, or will be readily provided alongside the development. Site is within EA Flood Zone 1 - low risk. Site is not at risk of surface water flooding.	O	S-MT	L
			Mitigation:	Do not increase level of modification of the water body at the site - apply policy to add buffers from hard-standing, 'naturalise' and add habitat where possible. EA have expressed concern regarding site run-off: ensure construction and operational site drainage design protects the water body from run-off. Residential development must avoid Flood Risk Zone 3 areas and all development must provide resilience against flood or surface water. Any development must show that it will not worsen any flood or surface water risks to existing properties.			
11	Bio- / Geo-diversity	-	Key reason:	Within 500m of a SSSI (not adjacent). Within 500m of a Ramsar Site (not adjacent). Amount of green infrastructure proposed is unknown.	O	S-LT	L
			Other info:	Site is at low risk of affecting protected or priority species. Site is unlikely to affect habitat connectivity significantly.			
			Mitigation:	Apply the proposed Natural Environment policy to deliver Green Infrastructure; however, this small-scale development is unlikely to significantly affect biodiversity. HRA Screening has determined no likelihood of significant effects.			
12	Land / Seascape and Character	+	Key reason:	Site is likely to have a minor positive effect on local landscape character. Site is likely to have a minor positive effect on visual amenity.	+	S-LT	H
			Other info:	N/A			
			Mitigation:	None identified / recommended at this stage.			
13	Land and Natural Resources	+	Key reason:	Site is on brownfield land.	+	S-LT	L
			Other info:	N/A			
			Mitigation:	None identified / recommended at this stage.			
14	Minerals and Waste	-	Key reason:	Site will use natural resources and produce waste during both construction and operation.	O	S-LT	L
			Other info:	N/A			
			Mitigation:	Encourage use of recycled and secondary materials in construction and ensure new developments include recycling opportunities in line with district-wide policies.			
15	Community	O	Key reason:	Site is unlikely to have a discernible effect on access to community buildings or community cohesiveness. Site is attached to an existing group of buildings no more than 2km from an existing community.	O	S-LT	M
			Other info:	N/A			
			Mitigation:	None identified / recommended at this stage.			
16	Heritage	O	Key reason:	Site is unlikely to have a significant impact on the historic environment.	O	N/A	H
			Other info:	N/A			
			Mitigation:	None identified / recommended at this stage.			
<p>HRA Summary: If the tourism and car park option were to be taken forward, recreational pressure on Morecambe Bay SAC, Morecambe Bay SPA and Morecambe Bay Ramsar is possible. This is unlikely to be significant alone. HRA Screening has considered the potential for significant in-combination effects, and has determined no likelihood of significant effects. Myers Dike is adjacent and connects with Leighton Moss SPA and Ramsar, thus potential for contamination and ecological effects on qualifying features. However, significant effects are unlikely over such a distance and in relation such a small development. The implementation of standard pollution prevention measures would eliminate adverse impacts.</p> <p>Cumulative Comments: Site 70 is near no other sites. Given the small scale of these sites, significant cumulative effects are considered unlikely.</p>							

See separate list of objectives and sub-objectives

Site Name and Ref	81 Travis Perkins, Sandside	Existing Land-use:	Business Use
Site Location:	Sandside	Proposed Use:	Mixed Use
Site Area:	2.28 ha	Proposed No. Dwellings	0

SA Objective Topics (See SA Framework)	Score	Supporting Information		Residual Score	Timing	Uncertainty
1	+	Key reason:	Site provides new homes (fewer than 15 = minor beneficial; it is expected to help meet specific housing needs, e.g. affordable).	+	ST	L
		Other info:	N/A			
		Mitigation:	Policy seeks to ensure that housing meets local needs; this should be informed by the 2014 AONB Housing Needs Survey, and over the plan period, this may need to be informed by up-to-date assessments of housing need.			
2	+	Key reason:	Site is between 1 km and 4 km of a GP surgery.	+	ST	M
		Other info:	Site is unlikely to have a discernible effect on health inequalities. Site is unlikely to have a discernible effect on levels of physical activity. Site is unlikely to have a discernible effect on levels of crime.			
		Mitigation:	None identified / recommended at this stage.			
3	++	Key reason:	Site is located within 500 m of a primary school.	++	M-LT	M
		Other info:	Site is located adjacent to or within 500 m of the countryside or open coast, which provides an opportunity for environmental education.			
		Mitigation:	None identified / recommended at this stage.			
4	++	Key reason:	Site is within 500 m of a bus service / stop or railway station. Site is within 500 m of a local or key service centre. Site is located adjacent to or within 500 m of the countryside or open coast, which provides an opportunity for environmental education.	++	S-LT	M
		Other info:	Site would have adequate highways access or is easily provided. Site is within 1 km of a place of worship, town or village hall. Site is within 1km of a cultural or leisure facility, such as a theatre, sport / recreation centre, museum, etc.. Site is within 500 m of an existing area of open space, and there are no known capacity issues. Site is within 1 km of a designated historic asset (see SA Objective 16).			
		Mitigation:	None identified / recommended at this stage.			
5	++	Key reason:	Site is an employment site over one hectare in size.	++	S-LT	L
		Other info:	N/A			
		Mitigation:	None identified / recommended at this stage.			
6	++	Key reason:	Site is a large employment site (1 ha +).	++	S-LT	H
		Other info:	N/A			
		Mitigation:	None identified / recommended at this stage.			
7	++	Key reason:	Site is an employment site located within 1 km from a residential area.	++	S-LT	L
		Other info:	N/A			
		Mitigation:	None identified / recommended at this stage.			
8	0	Key reason:	Site has limited potential to contribute to addressing air quality issues but no evidence to suggest exacerbation of them.	0	N/A	M
		Other info:	N/A			
		Mitigation:	None identified / recommended at this stage.			
9	-	Key reason:	Constraints to incorporating energy efficiency, sustainable design or renewable energy measures are unknown. Amount of green infrastructure proposed is unknown - if none provided, this could make the site more susceptible to climate impacts.	0	S-LT	L
		Other info:	Site located adjacent to sustainable transport opportunities.			

SA Objective Topics (See SA Framework)		Score	Supporting Information		Residual Score	Timing	Uncertainty
			Mitigation:	Apply the proposed Natural Environment policy to deliver Green Infrastructure, and apply design policies to maximise energy efficiency and low-carbon alternatives.			
10	Water	--	Key reason:	Site is within EA Flood Zone 3 - high risk.	O	S-LT	M
			Other info:	Site is within 100 m of a water body, but none adjacent or within the site. Site is not within a groundwater Source Protection Zone. Site has adequate water and sewerage infrastructure, or will be readily provided alongside the development. Site is within EA Flood Zone 2 - moderate risk. Site is in an area of medium surface water flood risk.			
			Mitigation:	Ensure construction and operational site drainage design protects the water body from run-off. Development must provide resilience against flood or surface water, and show that it will not worsen any flood or surface water risks to existing properties.			
11	Bio- / Geo-diversity	-	Key reason:	Within 500m of an SAC (not adjacent). Within 500m of a Ramsar Site (not adjacent). Amount of green infrastructure proposed is unknown.	O	S-LT	L
			Other info:	Site is at low risk of affecting protected or priority species. Site is unlikely to affect habitat connectivity significantly.			
			Mitigation:	Apply the proposed Natural Environment policy to deliver Green Infrastructure; however, this small-scale development is unlikely to significantly affect biodiversity. HRA Screening has determined no likelihood of significant effects.			
12	Land / Sea-scape and Character	+	Key reason:	Site is likely to have a minor positive effect on local landscape character. Site is likely to have a minor positive effect on visual amenity.	+	S-LT	H
			Other info:	N/A			
			Mitigation:	None identified / recommended at this stage.			
13	Land and Natural Resources	+	Key reason:	Site is on brownfield land.	+	S-LT	L
			Other info:	N/A			
			Mitigation:	None identified / recommended at this stage.			
14	Minerals and Waste	-	Key reason:	Site will use natural resources and produce waste during both construction and operation.	O	S-LT	L
			Other info:	N/A			
			Mitigation:	Encourage use of recycled and secondary materials in construction and ensure new developments include recycling opportunities in line with district-wide policies.			
15	Community	++	Key reason:	Site is within 500 m of a local or key service centre.	++	M-LT	M
			Other info:	Site is within 1 km of a place of worship, town or village hall. Site is attached to an existing group of buildings no more than 2km from an existing community.			
			Mitigation:	None identified / recommended at this stage.			
16	Heritage	O	Key reason:	Site is unlikely to have a significant impact on the historic environment.	O	N/A	H
			Other info:	N/A			
			Mitigation:	None identified / recommended at this stage.			
<p>HRA Summary: There is the potential for air quality effects on habitats associated with Morecambe Bay SAC. However, due to size and location, adverse effects are considered unlikely. Implementation of standard best practice approaches such as pollution prevention measures would be required to eliminate any adverse impacts altogether. There is the potential for recreational pressure on Morecambe Bay SAC, Morecambe Bay SPA and Morecambe Bay Ramsar. This is unlikely to be significant alone. HRA Screening has considered the potential for significant in-combination effects, and has determined no likelihood of significant effects.</p>							
<p>Cumulative Comments: Site 81 with sites 35, 38 and B125 form a single, larger mixed use site. The impacts identified in the individual assessments may increase in magnitude. Cumulatively, the sites may increase flood risk in a FZ3 area and may affect water quality due to being near to a water body. It will have a positive cumulative impact on employment, jobs and the economy.</p>							

See separate list of objectives and sub-objectives

Site Name and Ref	W88 North West Of Sand Lane 1, Warton (Part)	Existing Land-use:	Agriculture
Site Location:	Warton	Proposed Use:	Residential
Site Area:	0.4 ha	Proposed No. Dwellings	12

SA Objective Topics (See SA Framework)	Score	Supporting Information			Residual Score	Timing	Uncertainty
1	Housing	+	Key reason:	Site provides new homes (fewer than 15 = minor beneficial; it is expected to help meet specific housing needs, e.g. affordable).	+	ST	L
			Other info:	N/A			
			Mitigation:	Policy seeks to ensure that housing meets local needs; this should be informed by the 2014 AONB Housing Needs Survey, and over the plan period, this may need to be informed by up-to-date assessments of housing need.			
2	Health	+	Key reason:	Site is between 1 km and 4 km of a GP surgery.	+	ST	M
			Other info:	Site is unlikely to have a discernible effect on health inequalities. Site is unlikely to have a discernible effect on levels of physical activity. Site is unlikely to have a discernible effect on levels of crime.			
			Mitigation:	None identified / recommended at this stage.			
3	Education	++	Key reason:	Site is located within 500 m of a primary school.	++	M-LT	M
			Other info:	Site is located adjacent to or within 500 m of the countryside or open coast, which provides an opportunity for environmental education. Site is located adjacent to or within 500 m of a designated nature conservation site, which provides an opportunity for environmental education.			
			Mitigation:	None identified / recommended at this stage.			
4	Access	++	Key reason:	Site is within 500 m of a bus service / stop or railway station. Site is within 500 m of a local or key service centre. Site is within 500 m of a place of worship, town or village hall. Site is located adjacent to or within 500 m of the countryside or open coast, which provides an opportunity for environmental education. Site is within 500 m of a designated historic asset (see SA Objective 16).	++	S-LT	M
			Other info:	Site would contribute to highways improvements which would benefit access. Site is within 1km of a cultural or leisure facility, such as a theatre, sport / recreation centre, museum, etc.. Site is within 500 m of an existing area of open space, and there are no known capacity issues.			
			Mitigation:	None identified / recommended at this stage.			
5	Economy	O	Key reason:	Site is unlikely to have a discernible effect on economic conditions or competitiveness.	O	N/A	M
			Other info:	N/A			
			Mitigation:	None identified / recommended at this stage.			
6	Jobs	O	Key reason:	Site is unlikely to have a discernible effect on the variety of employment opportunity.	O	S-LT	H
			Other info:	N/A			
			Mitigation:	None identified / recommended at this stage.			
7	Economic Inclusion	+	Key reason:	Site is a housing site located 1-4 km away from local employment opportunities (e.g. main settlement(s)).	+	S-LT	L
			Other info:	N/A			
			Mitigation:	None identified / recommended at this stage.			
8	Air Quality	O	Key reason:	Site has limited potential to contribute to addressing air quality issues but no evidence to suggest exacerbation of them.	O	N/A	M
			Other info:	N/A			
			Mitigation:	None identified / recommended at this stage.			

SA Objective Topics (See SA Framework)		Score	Supporting Information		Residual Score	Timing	Uncertainty
9	Climate Change and Energy	-	Key reason:	Constraints to incorporating energy efficiency, sustainable design or renewable energy measures are unknown. Amount of green infrastructure proposed is unknown - if none provided, this could make the site more susceptible to climate impacts.	O	S-LT	L
			Other info:	Site located within 1 km of sustainable transport opportunities.			
			Mitigation:	Apply the proposed Natural Environment policy to deliver Green Infrastructure, and apply design policies to maximise energy efficiency and low-carbon alternatives.			
10	Water	O	Key reason:	No water bodies within 100 m of the site. Site is not within a groundwater Source Protection Zone. Site has adequate water and sewerage infrastructure, or will be readily provided alongside the development. Site is within EA Flood Zone 1 - low risk. Site is not at risk of surface water flooding.	O	N/A	M
			Other info:	N/A			
			Mitigation:	None identified / recommended at this stage.			
11	Bio- / Geo-diversity	-	Key reason:	Within 500m of an LNR (not adjacent). Within 500m of a SSSI (not adjacent). Within 500m of an SAC (not adjacent). Within 500m of a Ramsar Site (not adjacent). Site can affect priority or protected species, as it is agricultural (e.g. breeding birds) or contains existing structures (e.g. bats). Amount of green infrastructure proposed is unknown.	O	S-MT	H
			Other info:	Site is unlikely to affect habitat connectivity significantly.			
			Mitigation:	Apply the proposed Natural Environment policy to deliver Green Infrastructure; however, this small-scale development is unlikely to significantly affect biodiversity. HRA Screening has determined no likelihood of significant effects.			
12	Land / Seascape and Character	-	Key reason:	Site is likely to have a negative effect on local landscape character. Site is likely to have a negative effect on visual amenity.	O	S-LT	H
			Other info:	N/A			
			Mitigation:	Apply the AONB DPD policies on Landscape, Key Settlement Landscapes and provisions within the Development Strategy to ensure landscape character is preserved. The larger rising west part of the site west of the Lancashire Coast path should be retained to conserve the rural backdrop, and any development should retain and enhance the existing hedgerows and provide a landscape buffer to the Lancashire Coast path along its west edge.			
13	Land and Natural Resources	-	Key reason:	Site is a small greenfield site (<0.4 ha).	-	S-LT	L
			Other info:	N/A			
			Mitigation:	None identified / recommended at this stage.			
14	Minerals and Waste	-	Key reason:	Site will use natural resources and produce waste during both construction and operation.	O	S-LT	L
			Other info:	N/A			
			Mitigation:	Encourage use of recycled and secondary materials in construction and ensure new developments include recycling opportunities in line with district-wide policies.			
15	Community	++	Key reason:	Site is within 500 m of a local or key service centre. Site is within 500 m of a place of worship, town or village hall.	++	M-LT	M
			Other info:	Site is attached to an existing group of buildings no more than 2km from an existing community.			
			Mitigation:	None identified / recommended at this stage.			
16	Heritage	-	Key reason:	Site is within 300 m of a Listed Building (all grades), and so has potential to affect its historic setting.	-	N/A	H
			Other info:	N/A			

SA Objective Topics (See SA Framework)	Score	Supporting Information		Residual Score	Timing	Uncertainty
		Mitigation:	<i>Application of the Cultural Heritage policies for the protection of historic setting, and assurance of sympathetic scale, layout and design of new development.</i>			
<u>HRA Summary:</u> Not mentioned in HRA						
<u>Cumulative Comments:</u> Site W88 is near site W130. Given the small scale of these sites, significant cumulative effects are considered unlikely. Cumulatively, there will be loss of green infrastructure in the area. These sites will cumulatively contribute to meeting housing needs in the area.						

See separate list of objectives and sub-objectives

Site Name and Ref	B108 Opposite Churchyard, Church Street, Beetham	Existing Land-use:	Agriculture
Site Location:	Beetham	Proposed Use:	Residential
Site Area:	0.2 ha	Proposed No. Dwellings	6

SA Objective Topics (See SA Framework)	Score	Supporting Information		Residual Score	Timing	Uncertainty
1 Housing	+	Key reason:	Site provides new homes (fewer than 15 = minor beneficial; it is expected to help meet specific housing needs, e.g. affordable).	+	ST	L
		Other info:	N/A			
		Mitigation:	Policy seeks to ensure that housing meets local needs; this should be informed by the 2014 AONB Housing Needs Survey, and over the plan period, this may need to be informed by up-to-date assessments of housing need.			
2 Health	+	Key reason:	Site is between 1 km and 4 km of a GP surgery.	+	ST	M
		Other info:	Site is unlikely to have a discernible effect on health inequalities. Site is unlikely to have a discernible effect on levels of physical activity. Site is unlikely to have a discernible effect on levels of crime.			
		Mitigation:	None identified / recommended at this stage.			
3 Education	++	Key reason:	Site is located within 500 m of a primary school.	++	M-LT	M
		Other info:	Site is located adjacent to or within 500 m of the countryside or open coast, which provides an opportunity for environmental education.			
		Mitigation:	None identified / recommended at this stage.			
4 Access	++	Key reason:	Site is within 500 m of a bus service / stop or railway station. Site is within 500 m of a place of worship, town or village hall. Site is located adjacent to or within 500 m of the countryside or open coast, which provides an opportunity for environmental education. Site is within 500 m of a designated historic asset (see SA Objective 16).	++	S-LT	M
		Other info:	Site would have adequate highways access or is easily provided. Site is within 1 km of a local or key service centre. Site is within 1km of a cultural or leisure facility, such as a theatre, sport / recreation centre, museum, etc.. Site is within 500 m of an existing area of open space, and there are no known capacity issues.			
		Mitigation:	None identified / recommended at this stage.			
5 Economy	0	Key reason:	Site is unlikely to have a discernible effect on economic conditions or competitiveness.	0	N/A	M
		Other info:	N/A			
		Mitigation:	None identified / recommended at this stage.			
6 Jobs	0	Key reason:	Site is unlikely to have a discernible effect on the variety of employment opportunity.	0	S-LT	H
		Other info:	N/A			
		Mitigation:	None identified / recommended at this stage.			
7 Economic Inclusion	+	Key reason:	Site is a housing site located 1-4 km away from local employment opportunities (e.g. main settlement(s)).	+	S-LT	L
		Other info:	N/A			
		Mitigation:	None identified / recommended at this stage.			
8 Air Quality	0	Key reason:	Site has limited potential to contribute to addressing air quality issues but no evidence to suggest exacerbation of them.	0	N/A	M
		Other info:	N/A			
		Mitigation:	None identified / recommended at this stage.			
9 Climate Change and Energy	-	Key reason:	Constraints to incorporating energy efficiency, sustainable design or renewable energy measures are unknown. Amount of green infrastructure proposed is unknown - if none provided, this could make the site more susceptible to climate impacts.	0	S-LT	L
		Other info:	Site located within 1 km of sustainable transport opportunities.			

SA Objective Topics (See SA Framework)		Score	Supporting Information		Residual Score	Timing	Uncertainty
			Mitigation:	Apply the proposed Natural Environment policy to deliver Green Infrastructure, and apply design policies to maximise energy efficiency and low-carbon alternatives.			
10	Water	O	Key reason:	No water bodies within 100 m of the site. Site is not within a groundwater Source Protection Zone. Site has adequate water and sewerage infrastructure, or will be readily provided alongside the development. Site is within EA Flood Zone 1 - low risk. Site is not at risk of surface water flooding.	O	N/A	M
			Other info:	N/A			
			Mitigation:	None identified / recommended at this stage.			
11	Bio- / Geo-diversity	-	Key reason:	Amount of green infrastructure proposed is unknown.	O	S-LT	L
			Other info:	Site is not in close proximity to a designated nature conservation site. Site is at low risk of affecting protected or priority species. Site is unlikely to affect habitat connectivity significantly.			
			Mitigation:	Apply the proposed Natural Environment policy to deliver Green Infrastructure; however, this small-scale development is unlikely to significantly affect biodiversity.			
12	Land / Seascape and Character	-	Key reason:	Site is likely to have a negative effect on local landscape character. Site is likely to have a negative effect on visual amenity.	O	S-LT	H
			Other info:	N/A			
			Mitigation:	Apply the AONB DPD policies on Landscape, Key Settlement Landscapes and provisions within the Development Strategy to ensure landscape character is preserved. The bulk of the site should be retained as agriculture in order to maintain the rural setting to the conservation area and existing hedgerow along Church Street should be retained.			
13	Land and Natural Resources	-	Key reason:	Site is a small greenfield site (<0.4 ha).	-	S-LT	L
			Other info:	N/A			
			Mitigation:	None identified / recommended at this stage.			
14	Minerals and Waste	-	Key reason:	Site will use natural resources and produce waste during both construction and operation.	O	S-LT	L
			Other info:	N/A			
			Mitigation:	Encourage use of recycled and secondary materials in construction and ensure new developments include recycling opportunities in line with district-wide policies.			
15	Community	++	Key reason:	Site is within 500 m of a place of worship, town or village hall.	++	M-LT	M
			Other info:	Site is within 1 km of a local or key service centre. Site is attached to an existing group of buildings no more than 2km from an existing community.			
			Mitigation:	None identified / recommended at this stage.			
16	Heritage	-	Key reason:	Site is within 300 m of a Listed Building (all grades), and so has potential to affect its historic setting. Site is within 100 m of a Conservation Area, and so has potential to affect its historic setting.	-	N/A	H
			Other info:	N/A			
			Mitigation:	Application of the Cultural Heritage policies for the protection of historic setting, and assurance of sympathetic scale, layout and design of new development.			
HRA Summary: Not mentioned in HRA screening							
Cumulative Comments: Site B108 is near site B112. Given the small scale of these sites, significant cumulative effects are considered unlikely. Cumulatively, there will be loss of green infrastructure in the area. These sites will cumulatively contribute to meeting housing needs in the area.							

See separate list of objectives and sub-objectives

Site Name and Ref	B112 West Of Beetham School, Stanley Street, Beetham	Existing Land-use:	Agriculture
Site Location:	Beetham	Proposed Use:	Residential
Site Area:	0.1 ha	Proposed No. Dwellings	4

SA Objective Topics (See SA Framework)	Score	Supporting Information		Residual Score	Timing	Uncertainty
1 Housing	+	Key reason:	Site provides new homes (fewer than 15 = minor beneficial; it is expected to help meet specific housing needs, e.g. affordable).	+	ST	L
		Other info:	N/A			
		Mitigation:	Policy seeks to ensure that housing meets local needs; this should be informed by the 2014 AONB Housing Needs Survey, and over the plan period, this may need to be informed by up-to-date assessments of housing need.			
2 Health	+	Key reason:	Site is between 1 km and 4 km of a GP surgery.	+	ST	M
		Other info:	Site is unlikely to have a discernible effect on health inequalities. Site is unlikely to have a discernible effect on levels of physical activity. Site is unlikely to have a discernible effect on levels of crime.			
		Mitigation:	None identified / recommended at this stage.			
3 Education	++	Key reason:	Site is located within 500 m of a primary school.	++	M-LT	M
		Other info:	Site is located adjacent to or within 500 m of the countryside or open coast, which provides an opportunity for environmental education.			
		Mitigation:	None identified / recommended at this stage.			
4 Access	++	Key reason:	Site is within 500 m of a bus service / stop or railway station. Site is within 500 m of a place of worship, town or village hall. Site is located adjacent to or within 500 m of the countryside or open coast, which provides an opportunity for environmental education. Site is within 500 m of a designated historic asset (see SA Objective 16).	++	S-LT	M
		Other info:	Site would have adequate highways access or is easily provided. Site is within 1 km of a local or key service centre. Site is within 1km of a cultural or leisure facility, such as a theatre, sport / recreation centre, museum, etc.. Site is within 500 m of an existing area of open space, and there are no known capacity issues.			
		Mitigation:	None identified / recommended at this stage.			
5 Economy	0	Key reason:	Site is unlikely to have a discernible effect on economic conditions or competitiveness.	0	N/A	M
		Other info:	N/A			
		Mitigation:	None identified / recommended at this stage.			
6 Jobs	0	Key reason:	Site is unlikely to have a discernible effect on the variety of employment opportunity.	0	S-LT	H
		Other info:	N/A			
		Mitigation:	None identified / recommended at this stage.			
7 Economic Inclusion	+	Key reason:	Site is a housing site located 1-4 km away from local employment opportunities (e.g. main settlement(s)).	+	S-LT	L
		Other info:	N/A			
		Mitigation:	None identified / recommended at this stage.			
8 Air Quality	0	Key reason:	Site has limited potential to contribute to addressing air quality issues but no evidence to suggest exacerbation of them.	0	N/A	M
		Other info:	N/A			
		Mitigation:	None identified / recommended at this stage.			

SA Objective Topics (See SA Framework)		Score	Supporting Information		Residual Score	Timing	Uncertainty
9	Climate Change and Energy	-	Key reason:	Constraints to incorporating energy efficiency, sustainable design or renewable energy measures are unknown. Amount of green infrastructure proposed is unknown - if none provided, this could make the site more susceptible to climate impacts.	O	S-LT	L
			Other info:	Site located adjacent to sustainable transport opportunities.			
			Mitigation:	Apply the proposed Natural Environment policy to deliver Green Infrastructure, and apply design policies to maximise energy efficiency and low-carbon alternatives.			
10	Water	O	Key reason:	No water bodies within 100 m of the site. Site is not within a groundwater Source Protection Zone. Site has adequate water and sewerage infrastructure, or will be readily provided alongside the development. Site is within EA Flood Zone 1 - low risk. Site is not at risk of surface water flooding.	O	N/A	M
			Other info:	N/A			
			Mitigation:	None identified / recommended at this stage.			
11	Bio- / Geo-diversity	-	Key reason:	Amount of green infrastructure proposed is unknown.	O	S-LT	L
			Other info:	Site is not in close proximity to a designated nature conservation site. Site is at low risk of affecting protected or priority species. Site is unlikely to affect habitat connectivity significantly.			
			Mitigation:	Apply the proposed Natural Environment policy to deliver Green Infrastructure, and apply design policies to maximise energy efficiency and low-carbon alternatives.			
12	Land / Seascape and Character	O	Key reason:	Site is likely to have a neutral effect on local landscape character. Site is likely to have a neutral effect on visual amenity.	O	S-LT	H
			Other info:	N/A			
			Mitigation:	None identified / recommended at this stage.			
13	Land and Natural Resources	-	Key reason:	Site is a small greenfield site (<0.4 ha).	-	S-LT	L
			Other info:	N/A			
			Mitigation:	None identified / recommended at this stage.			
14	Minerals and Waste	-	Key reason:	Site will use natural resources and produce waste during both construction and operation.	O	S-LT	L
			Other info:	N/A			
			Mitigation:	Encourage use of recycled and secondary materials in construction and ensure new developments include recycling opportunities in line with district-wide policies.			
15	Community	++	Key reason:	Site is within 500 m of a place of worship, town or village hall.	++	M-LT	M
			Other info:	Site is within 1 km of a local or key service centre. Site is attached to an existing group of buildings no more than 2km from an existing community.			
			Mitigation:	None identified / recommended at this stage.			
16	Heritage	-	Key reason:	Site is within 300 m of a Listed Building (all grades), and so has potential to affect its historic setting. Site is within 100 m of a Conservation Area, and so has potential to affect its historic setting.	-	N/A	H
			Other info:	N/A			
			Mitigation:	Application of the Cultural Heritage policies for the protection of historic setting, and assurance of sympathetic scale, layout and design of new development.			
HRA Summary: Not mentioned in HRA screening							
Cumulative Comments: Site B112 is near site B108. Given the small scale of these sites, significant cumulative effects are considered unlikely. Cumulative, there will be loss of green infrastructure in the area. These sites will cumulatively contribute to meeting housing needs in the area.							

See separate list of objectives and sub-objectives

Site Name and Ref	B125 The Ship Inn, Park Road, Sandside (Part)	Existing Land-use:	
Site Location:	Sandside	Proposed Use:	Mixed Use
Site Area:	0.1 ha	Proposed No. Dwellings	N/A

SA Objective Topics (See SA Framework)	Score	Supporting Information		Residual Score	Timing	Uncertainty	
1	Housing	O	Key reason:	Site is not a housing allocation.	O	N/A	N/A
			Other info:	N/A			
			Mitigation:	None identified / recommended at this stage.			
2	Health	O	Key reason:	Site is unlikely to have a discernible effect on health inequalities. Site is unlikely to have a discernible effect on access to GP surgeries. Site is unlikely to have a discernible effect on levels of physical activity. Site is unlikely to have a discernible effect on levels of crime.	O	N/A	M
			Other info:	N/A			
			Mitigation:	None identified / recommended at this stage.			
3	Education	++	Key reason:	Site is located within 500 m of a primary school.	++	M-LT	M
			Other info:	Site is located adjacent to or within 500 m of the countryside or open coast, which provides an opportunity for environmental education.			
			Mitigation:	None identified / recommended at this stage.			
4	Access	++	Key reason:	Site is within 500 m of a bus service / stop or railway station. Site is within 500 m of a local or key service centre. Site is located adjacent to or within 500 m of the countryside or open coast, which provides an opportunity for environmental education.	++	S-LT	M
			Other info:	Site would contribute to highways improvements which would benefit access. Site is within 1 km of a place of worship, town or village hall. Site is within 1km of a cultural or leisure facility, such as a theatre, sport / recreation centre, museum, etc.. Site is within 500 m of an existing area of open space, and there are no known capacity issues. Site is within 1 km of a designated historic asset (see SA Objective 16).			
			Mitigation:	None identified / recommended at this stage.			
5	Economy	O	Key reason:	Site is unlikely to have a discernible effect on economic conditions or competitiveness.	O	N/A	M
			Other info:	N/A			
			Mitigation:	None identified / recommended at this stage.			
6	Jobs	O	Key reason:	Site is unlikely to have a discernible effect on the variety of employment opportunity.	O	S-LT	H
			Other info:	N/A			
			Mitigation:	None identified / recommended at this stage.			
7	Economic Inclusion	++	Key reason:	Site is an employment site located within 1 km from a residential area.	++	S-LT	L
			Other info:	N/A			
			Mitigation:	None identified / recommended at this stage.			
8	Air Quality	O	Key reason:	Site has limited potential to contribute to addressing air quality issues but no evidence to suggest exacerbation of them.	O	N/A	M
			Other info:	N/A			
			Mitigation:	None identified / recommended at this stage.			
9	Climate Change and Energy	-	Key reason:	Constraints to incorporating energy efficiency, sustainable design or renewable energy measures are unknown. Amount of green infrastructure proposed is unknown - if none provided, this could make the site more susceptible to climate impacts.	O	S-LT	L
			Other info:	Site located adjacent to sustainable transport opportunities.			

SA Objective Topics (See SA Framework)		Score	Supporting Information		Residual Score	Timing	Uncertainty
			Mitigation:	Apply the proposed Natural Environment policy to deliver Green Infrastructure, and apply design policies to maximise energy efficiency and low-carbon alternatives.			
10	Water	--	Key reason:	Site is adjacent to a water body.	++	S-MT	L
			Other info:	Site is not within a groundwater Source Protection Zone. Site has adequate water and sewerage infrastructure, or will be readily provided alongside the development. Site will include flood risk management measures in EA Flood Zone 3 (high risk) which will benefit other sites or infrastructure (e.g. roads). Site is in an area of medium surface water flood risk.			
			Mitigation:	Do not increase level of modification of the water body at the site - though it may not be possible at a small, highly constrained site, apply policy to add buffers from hard-standing, 'naturalise' and add habitat if possible. Ensure construction and operational site drainage design protects the water body from run-off. Development proposes flood risk management in Flood Zone 3, providing a major benefit to adjacent sites and infrastructure; in addition, it must provide resilience against surface water flooding. Any development must show that it will not worsen any flood or surface water risks to existing properties.			
11	Bio- / Geo-diversity	--	Key reason:	Adjacent to an SAC. Adjacent to a Ramsar Site. Site contains or is adjacent to coastal priority habitat (e.g. saltmarsh).	O	S-MT	H
			Other info:	Site is unlikely to affect habitat connectivity significantly. Amount of green infrastructure proposed is unknown.			
			Mitigation:	Apply the proposed Natural Environment policy to deliver Green Infrastructure; however, this small-scale development is unlikely to significantly affect biodiversity. HRA Screening has determined no likelihood of significant effects.			
12	Land / Seascape and Character	O	Key reason:	Site is likely to have a neutral effect on local landscape character. Site is likely to have a neutral effect on visual amenity.	O	S-LT	H
			Other info:	N/A			
			Mitigation:	None identified / recommended at this stage.			
13	Land and Natural Resources	+	Key reason:	Site is on brownfield land.	+	S-LT	L
			Other info:	N/A			
			Mitigation:	None identified / recommended at this stage.			
14	Minerals and Waste	-	Key reason:	Site will use natural resources and produce waste during both construction and operation.	O	S-LT	L
			Other info:	N/A			
			Mitigation:	Encourage use of recycled and secondary materials in construction and ensure new developments include recycling opportunities in line with district-wide policies.			
15	Community	++	Key reason:	Site is within 500 m of a local or key service centre.	++	M-LT	M
			Other info:	Site is within 1 km of a place of worship, town or village hall. Site is attached to an existing group of buildings no more than 2km from an existing community.			
			Mitigation:	None identified / recommended at this stage.			
16	Heritage	O	Key reason:	Site is unlikely to have a significant impact on the historic environment.	O	N/A	H
			Other info:	N/A			
			Mitigation:	None identified / recommended at this stage.			
HRA Summary: Not mentioned in HRA							

SA Objective Topics (See SA Framework)	Score	Supporting Information	Residual Score	Timing	Uncertainty
<p><u>Cumulative Comments:</u> Site B125 with sites 35, 38 and 81 form a single, larger Mixed Use site. The impacts identified in the individual assessments may increase in significance. Cumulatively, the sites may increase flood risk in an area that is already identified as a FZ3 and may effect water quality due to being adjacent to a water body. It will have a positive cumulative impact on employment, jobs and the economy. This site will facilitate development of other sites in the area so positive cumulative impacts could potentially arise also.</p>					

See separate list of objectives and sub-objectives

Site Name and Ref	W130 North Of 17 Main Street, Warton	Existing Land-use:	Agriculture
Site Location:	Warton	Proposed Use:	Residential
Site Area:	0.53 ha	Proposed No. Dwellings	16

SA Objective Topics (See SA Framework)	Score	Supporting Information		Residual Score	Timing	Uncertainty
1 Housing	++	Key reason:	Site provides new homes (15 or more = major beneficial; it is expected that this quantity will ensure meeting a range of housing needs, including affordable and a mix of tenures).	++	ST	L
		Other info:	N/A			
		Mitigation:	Policy seeks to ensure that housing meets local needs; this should be informed by the 2014 AONB Housing Needs Survey, and over the plan period, this may need to be informed by up-to-date assessments of housing need.			
2 Health	+	Key reason:	Site is between 1 km and 4 km of a GP surgery.	+	ST	M
		Other info:	Site is unlikely to have a discernible effect on health inequalities. Site is unlikely to have a discernible effect on levels of physical activity. Site is unlikely to have a discernible effect on levels of crime.			
		Mitigation:	None identified / recommended at this stage.			
3 Education	++	Key reason:	Site is located within 500 m of a primary school.	++	M-LT	M
		Other info:	Site is located adjacent to or within 500 m of the countryside or open coast, which provides an opportunity for environmental education. Site is located adjacent to or within 500 m of a designated nature conservation site, which provides an opportunity for environmental education.			
		Mitigation:	None identified / recommended at this stage.			
4 Access	++	Key reason:	Site is within 500 m of a bus service / stop or railway station. Site is within 500 m of a local or key service centre. Site is within 500 m of a place of worship, town or village hall. Site is located adjacent to or within 500 m of the countryside or open coast, which provides an opportunity for environmental education. Site is within 500 m of a designated historic asset (see SA Objective 16).	++	S-LT	M
		Other info:	Site would have adequate highways access or is easily provided. Site is within 1km of a cultural or leisure facility, such as a theatre, sport / recreation centre, museum, etc.. Site is within 500 m of an existing area of open space, and there are no known capacity issues.			
		Mitigation:	None identified / recommended at this stage.			
5 Economy	O	Key reason:	Site is unlikely to have a discernible effect on economic conditions or competitiveness.	O	N/A	M
		Other info:	N/A			
		Mitigation:	None identified / recommended at this stage.			
6 Jobs	O	Key reason:	Site is unlikely to have a discernible effect on the variety of employment opportunity.	O	S-LT	H
		Other info:	N/A			
		Mitigation:	None identified / recommended at this stage.			
7 Economic Inclusion	+	Key reason:	Site is a housing site located 1-4 km away from local employment opportunities (e.g. main settlement(s)).	+	S-LT	L
		Other info:	N/A			
		Mitigation:	None identified / recommended at this stage.			
8 Air Quality	O	Key reason:	Site has limited potential to contribute to addressing air quality issues but no evidence to suggest exacerbation of them.	O	N/A	M
		Other info:	N/A			

SA Objective Topics (See SA Framework)		Score	Supporting Information		Residual Score	Timing	Uncertainty
			Mitigation:	<i>None identified / recommended at this stage.</i>			
9	Climate Change and Energy	-	Key reason:	<i>Constraints to incorporating energy efficiency, sustainable design or renewable energy measures are unknown. Amount of green infrastructure proposed is unknown - if none provided, this could make the site more susceptible to climate impacts.</i>	O	S-LT	L
		Other info:	<i>Site located adjacent to sustainable transport opportunities.</i>				
		Mitigation:	<i>Apply the proposed Natural Environment policy to deliver Green Infrastructure, and apply design policies to maximise energy efficiency and low-carbon alternatives.</i>				
10	Water	O	Key reason:	<i>No water bodies within 100 m of the site. Site is not within a groundwater Source Protection Zone. Site has adequate water and sewerage infrastructure, or will be readily provided alongside the development. Site is within EA Flood Zone 1 - low risk. Site is not at risk of surface water flooding.</i>	O	N/A	M
		Other info:	<i>N/A</i>				
		Mitigation:	<i>None identified / recommended at this stage.</i>				
11	Bio- / Geo-diversity	--	Key reason:	<i>Adjacent to an LNR. Adjacent to a SSSI.</i>	O	S-LT	L
		Other info:	<i>Site can affect priority or protected species, as it contains woodland (not including ancient woodland). Site is unlikely to affect habitat connectivity significantly. Amount of green infrastructure proposed is unknown.</i>				
		Mitigation:	<i>Apply the proposed Natural Environment policy to deliver Green Infrastructure; however, this small-scale development is unlikely to significantly affect biodiversity.</i>				
12	Land / Seascape and Character	O	Key reason:	<i>Site is likely to have a neutral effect on local landscape character. Site is likely to have a neutral effect on visual amenity.</i>	O	S-LT	H
		Other info:	<i>N/A</i>				
		Mitigation:	<i>None identified / recommended at this stage.</i>				
13	Land and Natural Resources	--	Key reason:	<i>Site is a large greenfield site (>0.4 ha).</i>	-	S-LT	L
		Other info:	<i>N/A</i>				
		Mitigation:	<i>Minimise the loss of greenfield land, ensure the preservation and considerate reuse of soils and soil quality, and maximise greenspace provision.</i>				
14	Minerals and Waste	-	Key reason:	<i>Site will use natural resources and produce waste during both construction and operation.</i>	O	S-LT	L
		Other info:	<i>N/A</i>				
		Mitigation:	<i>Encourage use of recycled and secondary materials in construction and ensure new developments include recycling opportunities in line with district-wide policies.</i>				
15	Community	++	Key reason:	<i>Site is within 500 m of a local or key service centre. Site is within 500 m of a place of worship, town or village hall.</i>	++	M-LT	M
		Other info:	<i>Site is attached to an existing group of buildings no more than 2km from an existing community.</i>				
		Mitigation:	<i>None identified / recommended at this stage.</i>				
16	Heritage	--	Key reason:	<i>Site contains a Grade II Listed Building, and so has potential to cause direct or indirect effects.</i>	O	N/A	H
		Other info:	<i>Site is within 100 m of a Conservation Area, and so has potential to affect its historic setting.</i>				
		Mitigation:	<i>Application of the Cultural Heritage policies for the protection of listed building and its setting.</i>				
HRA Summary: Not mentioned in HRA screening							

SA Objective Topics (See SA Framework)	Score	Supporting Information	Residual Score	Timing	Uncertainty
<p><u>Cumulative Comments:</u> Site W130 is near site W88. Given the small scale of these sites, significant cumulative effects are considered unlikely. Cumulatively, there will be loss of green infrastructure in the area. These sites will cumulatively contribute to meeting housing needs in the area.</p>					

See separate list of objectives and sub-objectives

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Arnside and Silverdale AONB Development Plan Document

Habitats Regulations Assessment

Screening Report

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Arnside and Silverdale AONB Development Plan Document

Habitats Regulations Assessment

Screening Report

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Report No 201-UA001453-EEC-03-F

Date October 2016

This report has been prepared for South Lakeland District Council and Lancaster City Council in accordance with the terms and conditions of appointment for Habitats Regulations Assessment dated 12-2-15. Arcadis Consulting UK Ltd (2212959) cannot accept any responsibility for any use of or reliance on the contents of this report by any third party.

CONTENTS

ABBREVIATIONS.....	1
1 INTRODUCTION AND PURPOSE OF THIS REPORT	2
1.1 Introduction.....	2
1.2 Purpose of this Report.....	2
1.3 Background to Habitats Regulations Assessment	2
1.4 Legislation and Guidance	3
2 INTRODUCTION TO THE DEVELOPMENT PLAN DOCUMENT	5
2.1 Vision and Objectives	5
2.2 Policies within the DPD.....	6
3 THE HABITATS REGULATIONS ASSESSMENT PROCESS	1
3.1 Stages in HRA.....	1
3.2 Approach to Screening	1
3.3 Consideration of Effects.....	2
3.4 Mitigation Measures	4
3.5 In-Combination Effects	4
4 POTENTIAL IMPACT PATHWAYS.....	5
4.1 Physical loss of habitat/damage to habitat.....	5
4.2 Non-physical disturbance	5
4.3 Recreational pressure	5
4.4 Contamination	6
4.5 Biological disturbance.....	6
4.6 Functionally Linked Land.....	6
5 IDENTIFYING THE EUROPEAN SITES.....	8
5.1 Approach to Identifying Sites	8
5.2 Conservation Objectives and Site Integrity	10
6 IMPACTS RELEVANT TO THE EUROPEAN DESIGNATED SITES 11	
7 SCREENING	12
7.1 Policies	12
7.2 Development Allocations	14
7.3 Consideration of sites alone	15
7.4 Consideration of in-combination effects.....	19
8 CONCLUSION.....	22
9 REFERENCES	23

Appendices

Appendix A: European Designated Sites Considered

Appendix B: Functionally Linked Land Desk Study

ABBREVIATIONS

AONB	Area of Outstanding Natural Beauty
CCW	Countryside Council for Wales
cSAC	Candidate Special Area of Conservation
DPD	Development Plan Document
EC	European Community
FCS	Favourable Conservation Status
HRA	Habitats Regulations Assessment
IROPI	Imperative Reasons of Overriding Public Interest
NPPF	National Planning Policy Framework
NRW	Natural Resources Wales
pSPA	Potential Special Protection Area
SAC	Special Area of Conservation
SCI	Site of Community Importance
SNCO	Statutory Nature Conservation
SPA	Special Protection Area
SuDs	Sustainable drainage

1 INTRODUCTION AND PURPOSE OF THIS REPORT

1.1 Introduction

This Screening Report has been prepared by Arcadis (formerly Hyder Consulting (UK) Limited) on behalf of South Lakeland District Council and Lancaster City Council as part of the statutory Habitats Regulations Assessment (HRA) of the Arnside and Silverdale Area of Outstanding Natural Beauty (AONB) Development Plan Document (DPD).

The DPD will focus on delivering sustainable development in the AONB for a 15 year period 2016 to 2031 and will include:

- policies to guide decisions on planning applications;
- proposals for the development of housing, employment and other land uses; and
- policies that seek the conservation and enhancement of the natural and built environment including landscape quality and character.

The framework of policies and proposals contained within the DPD will seek to regulate and control the development and use of land and provide the basis for consistent and transparent decision making on individual planning applications.

The purpose of the AONB designation will be at the heart of the DPD; the document will reflect the national importance of the AONB. The DPD will take into account the key management objectives contained within the AONB Management Plan which aim to realise the vision and provide direction for positive action. These are grouped under the following three themes:

- an outstanding landscape, rich in wildlife and cultural heritage;
- a thriving sustainable economy and vibrant communities; and
- a strong connection between people and the landscape.

The DPD will be prepared in accordance with the procedures set out in the Town and Country Planning (Local Planning) (England) Regulations.

1.2 Purpose of this Report

This report is the first stage in the HRA process, commonly referred to as Screening. It identifies whether or not the Arnside and Silverdale AONB DPD is likely to result in significant effects upon a European Site either alone or in-combination with other plans or projects and subsequently whether or not an Appropriate Assessment will be required. If Appropriate Assessment is required this document will outline its proposed scope.

1.3 Background to Habitats Regulations Assessment

Under Article 6 of the EC Habitats Directive (Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora), an assessment is required where a plan or project may give rise to significant effects upon a Natura 2000 site (also known as a 'European site').

Natura 2000 is a network of areas designated to conserve natural habitats and species that are rare, endangered, vulnerable or endemic within the EC. This includes SACs, SCIs and candidate SACs designated (or adopted by the European Commission but not yet formally

designated) under the Habitats Directive for their habitats and/or species of European importance; and SPAs classified under Directive 2009/147/EC on the Conservation of Wild Birds (the codified version of Directive 79/409/EEC as amended) for rare, vulnerable and regularly-occurring migratory bird species and internationally important wetlands.

In addition, NPPF paragraph 118 states that pSPAs and sites designated under the 1971 Ramsar Convention for their internationally important wetlands (Ramsar sites) and (in England) proposed Ramsar sites, are treated as European sites and considered in this process.

The requirements of the Habitats Directive are transposed into UK law by means of the Conservation of Habitats and Species Regulations 2010 (as amended), which are also referred to as the Habitats Regulations. The process of assessing the implications of development on European Sites is therefore known as HRA.

Paragraph 3, Article 6 of the Habitats Directive states that:

'Any plan or project not directly connected with or necessary to the management of the site but likely to have a significant effect thereon, either individually or in combination with other plans or projects, shall be subject to appropriate assessment of its implications for the site in view of the site's conservation objectives. In the light of the conclusions of the assessment of the implications for the site and subject to paragraph 4 (see below), the competent national authority shall agree to the plan or project only having ascertained that it will not adversely affect the integrity of the site concerned and, if appropriate, after having obtained the opinion of the general public.'

Paragraph 4, Article 6 of the Habitats Directive states that:

'If, in spite of a negative assessment of the implications for the site and in the absence of alternative solutions, a plan or project must nevertheless be carried out for imperative reasons of overriding public interest, including those of social or economic nature, the Member State shall take all compensatory measures to ensure that the overall coherence of Natura 2000 is protected. It shall inform the Commission of the compensatory measures adopted.'

The overarching aim of HRA is to determine, in view of a site's conservation objectives and qualifying interests, whether a plan, either in isolation and/or in combination with other plans or projects, would have a significant adverse effect on a European site. If the Screening (the first stage of the process, see section 3.1 of this report for details) concludes that significant adverse effects are likely, then Appropriate Assessment must be undertaken to determine whether there will be adverse effects on site integrity.

1.4 Legislation and Guidance

This HRA Screening report has drawn upon the following legislation and guidance:

- Conservation of Habitats and Species Regulations 2010 (as amended);
- European Commission, Managing Natura 2000 sites: The provisions of Article 6 of the Habitats Directive 92/43/EEC;
- European Commission, Guidance document on Article 6(4) of the Habitats Directive 92/43/EEC;
- NPPF 2012 (Section 11:Conserving and Enhancing the Natural Environment);
- Department for Communities and Local Government (2006) Planning for the Protection of European Sites: Appropriate Assessment. Guidance for Regional Spatial Strategies and Local Development Documents;

- DTA Publications Limited The Habitats Regulations Assessment Handbook (accessed online June 2016).

2 INTRODUCTION TO THE DEVELOPMENT PLAN DOCUMENT

The Arnside and Silverdale AONB is located on the boundary of Lancashire and Cumbria, bounded to the west by Morecambe Bay and to the east by the A6. The AONB is characterised by a mosaic of low limestone hills, woodland, wetland, pastures, limestone pavements, intertidal flats, coastal scenery and distinctive settlements.

The DPD for the AONB focuses on the conservation and enhancement of the AONB and will ensure consistent policies and decisions across the whole of the AONB in respect of the conservation significances and the response to development pressures. The DPD is designed to deliver development to meet local needs in a way that reflects the purpose of the designation and that conserves and enhances the landscape character of the AONB.

The AONB DPD is one of a number of plans affecting the AONB. Other plans which must be read alongside the AONB DPD in order to understand the full range of requirements to which new development within the AONB would be subject include the Lancaster District Local Plan, the South Lakeland Local Plan and the Arnside and Silverdale AONB Management Plan.

2.1 Vision and Objectives

The overall Vision for the AONB is set out in the adopted Management Plan. The Vision for the AONB DPD is designed to reflect and supplement the adopted Management Plan Vision, the two relevant Local Plans, national policy, the evidence gathered and wider context. The supplementary vision for the AONB DPD is as follows:

Within the Arnside & 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:

- (I) Creates vibrant, diverse and sustainable communities with a strong sense of place;*
- (II) 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 settlements character.

In order to achieve the Vision for the AONB DPD, seven objectives have been produced as follows:

Objective 1: To protect, conserve and enhance the special qualities of the Arnside & Silverdale AONB, including landscape character and visual amenity, wildlife, geology, heritage and settlement character; natural, historical and landscape qualities of the AONB.

Objective 2: To ensure that all development is appropriate and sustainable in its location and design, is of high quality and avoids adverse impact on the special qualities of the AONB.

Objective 3: To ensure that planning policy is shaped by effective community engagement.

Objective 4: 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.

Objective 5: To support rural employment and livelihoods, and sustainable tourism.

Objective 6: To provide the necessary services and infrastructure to support both existing and new development.

Objective 7: 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.

2.2 Policies within the DPD

The policies within the DPD are listed below:

Overall Strategy

Policy AS01 – Development Strategy

Policy AS02 – Landscape

Policy AS03 – General Requirements

Policy Issues

Policy AS04 – Housing Provision

Policy AS05 – Natural Environment

Policy AS06 – Public Open Space and Recreation

Policy AS07 – Key Settlement Landscapes

Policy AS08 – Historic Environment

Policy AS09 – Design

Policy AS10 – Economic Development and Community Facilities

Policy AS11 – Infrastructure for New Development

Policy AS12 – Camping, Caravan and Tourist Accommodation

Policy AS13 – Water Quality, Sewerage and Sustainable Drainage

Policy AS14 – Energy and Communications

Policy AS15 – Advertising and Signage

Proposed Development Allocations - Housing

Policy AS16 – Proposed Housing Allocations

Policy AS17 – Proposed Mixed Use Allocations

Policy AS18 – A6 Land off Queen's Drive, Arnside

Policy AS19 – A8/A9 Land on Hollins Lane, Arnside

Policy AS20 – A11 Land at Briery Bank, Arnside

Policy AS21 – B108 Land at Church Street, Beetham

Policy AS22 – B112 Land at Stanley Street, Beetham

Policy AS23 – S56 Land at Whinney Fold, Silverdale

Policy AS24 – W88 Land North West of Sand Lane, Warton

Policy AS25 – W130 Land North of 17 Main Street, Warton

Proposed Development Allocations – Mixed Use

Policy AS26 – A25/A26/A27 Station House and Yard, Arnside

Policy AS27 – B35/B38/B81/B125 Land at Sandside Road and Quarry Lane, Sandside

Policy AS28 – S70 Land at the Railway Goods Yard, Silverdale

3 THE HABITATS REGULATIONS ASSESSMENT PROCESS

This section provides an outline of the stages involved in HRA and the specific methods that have been used in preparing this report.

3.1 Stages in HRA

The requirements of the Habitats Directive comprise four distinct stages:

- 1 **Screening** is the process which initially identifies the likely impacts upon a European site of a project or plan, either alone or in-combination with other projects or plans, and considers whether these impacts may have a significant effect on the integrity of the site's qualifying habitats and/or species. It is important to note that the burden of evidence is to show, on the basis of objective information, that there will be no significant effect; if the effect may be significant, or are not known, that would trigger the need for an Appropriate Assessment. There is European Court of Justice case law to the effect that unless the likelihood of a significant effect can be ruled out on the basis of objective information, and adopting the precautionary principle, then an Appropriate Assessment must be made.
- 2 **Appropriate Assessment** is the detailed consideration of the impact on the integrity of the European site of the project or plan, either alone or in combination with other projects or plans, with respect to the site's conservation objectives and its structure and function. This is to determine whether or not there will be adverse effects on the integrity of the site. This stage also includes the development of mitigation measures to avoid or reduce any possible impacts.
- 3 **Assessment of alternative solutions** is the process which examines alternative ways of achieving the objectives of the project or plan that would avoid adverse impacts on the integrity of the European site, should avoidance or mitigation measures be unable to cancel out adverse effects.
- 4 **Assessment where no alternative solutions exist and where adverse impacts remain.** At Stage 4, an assessment is made with regard to whether or not the development is necessary for Imperative Reasons of Overriding Public Interest (IROPI). If it is, this stage also involves detailed assessment of the compensatory measures needed to protect and maintain the overall coherence of the Natura 2000 network.

3.2 Approach to Screening

This Screening Report takes into account the requirements of the Habitats Regulations and relevant guidance produced by David Tyldesley Associates¹.

The following stages have been completed:

- Identification of all European sites potentially affected (including those outside of the AONB DPD area);
- A review of each European site, including the features for which the site is designated, the Conservation Objectives, and an understanding of the current conservation status and the vulnerability of the individual features to threats;

¹ DTA Publications Limited The Habitats Regulations Assessment Handbook (2013).

- A review of the policies and proposals which have the potential to affect the European sites, and whether the sites are vulnerable to these effects (this has included a categorisation of the potential effects of the Policy, in line with current guidance);
- A consideration of any impacts in-combination with other plans or projects;

Where potential effects are identified, avoidance or mitigation measures have been considered in order to avoid significant effects.

3.3 Consideration of Effects

3.3.1 Definition of Significant Effects

A critical part of the HRA Screening process is determining whether or not the proposals are *likely* to have a significant effect on European Sites and, therefore, if they will require an Appropriate Assessment. Judgements regarding significance should be made in relation to the qualifying interests for which the site is of European importance and also its conservation objectives.

In considering whether the plan is likely to have a significant effect on a European site, a precautionary approach must be adopted:

- The plan should be considered 'likely' to have such an effect if the plan making authority is unable (on the basis of objective information) to exclude the possibility that the plan could have significant effects on any European site, either alone or in combination with other plans or projects.
- An effect will be 'significant' in this context if it could undermine the site's conservation objectives. The assessment of that risk must be made in the light of factors such as the characteristics and specific environmental conditions of the European site in question.

3.3.2 Categorising effects

All elements of the DPD, including all of the options, policies and proposals, have been screened for likely significant effects on European sites and categorised in accordance with The Habitats Regulations Assessment Handbook, DTA Publications Limited¹.

The effects associated with the DPD can be allocated into one of 12 categories according to the ways in which the option, policy or proposal could affect the European site. These are described in Table 3-1 below.

Table 3-1 Screening Assessment Categories

Category	Description
Category A: General statements of policy/general aspirations.	Policies which are no more than general statements of policy or general political aspirations should be screened out because they cannot have a significant effect on a European site.
Category B: Policies listing general criteria for testing the acceptability/sustainability of proposals.	These general policies cannot have any effect on a European site and should be screened out.

Category	Description
<p>Category C: Proposal referred to but not proposed by the plan.</p>	<p>Screen out any references to specific proposals for projects, such as those which are identified, for example, in higher policy frameworks such as National Policy Statements, relating perhaps to nationally significant infrastructure projects. These will be assessed by the Secretary of State. A useful 'test' as to whether a project should be screened out in this step is to ask the question:</p> <p><i>'Is the project provided for/proposed as part of another plan or programme and would it be likely to proceed under the other plan or programme irrespective of whether this subject plan is adopted with or without reference to it?'</i></p> <p>If the answer is 'yes' it will normally be appropriate to screen the project out in this step.</p>
<p>Category D: Environmental protection/site safeguarding policies</p>	<p>These are policies, the obvious purpose of which is to protect the natural environment, including biodiversity, or to conserve or enhance the natural, built or historic environment, where enhancement measures will not be likely to have any adverse effect on a European site. They can be screened out because the implementation of the policies is likely to protect rather than adversely affect European sites and not undermine their conservation objectives.</p>
<p>Category E: Policies or proposals that steer change in such a way as to protect European sites from adverse effects.</p>	<p>These types of policies or proposals will have the effect of steering change away from European sites whose qualifying features may be affected by the change and they can therefore be screened out.</p>
<p>Category F: Policies or proposals that cannot lead to development or other change.</p>	<p>Policies that do not themselves lead to development or other change, for example, because they relate to design or other qualitative criteria for development, such as materials for new development. They do not trigger any development or other changes that could affect a European site and can be screened out.</p>
<p>Category G: Policies or proposals that could not have any conceivable adverse effect on a site.</p>	<p>Policies which make provision for change but which could have no conceivable effect on a European site, because there is no causal connection or link between them and the qualifying features of any European site, and can therefore be screened out.</p>
<p>Category H: Policies or proposals the (actual or theoretical) effects of which cannot undermine the conservation objectives (either alone or in combination with other aspects of this or other plans or projects).</p>	<p>Policies or proposals which make provision for change but which could have no significant effect on a European site, either alone or in combination with other aspects of the same plan, or in combination with other plans or projects, can be screened out. These may include cases where there are some potential effects which (and theoretically even in combination) would plainly be insignificant and could not undermine the conservation objectives.</p>
<p>Category I: Policies or proposals with a likely significant effect on a site alone.</p>	<p>Policies or proposals which are likely to have a significant effect on a European site alone, should be screened in.</p>
<p>Category J: Policies or proposals not likely to</p>	<p>These aspects of the plan would have some effect on a site, but the effect would not be likely to be a significant effect; so they must be checked for in-combination (cumulative) effects. They will then be re-categorised as</p>

Category	Description
have a significant effect alone.	either Category K (no significant effect in combination) or Category L (likely to have a significant effect in-combination), as explained below.
Categories K and L: Policies or proposals not likely to have a significant effect either alone or in-combination (K) or likely to have a significant effect in-combination (L) after the in-combination test.	Where an aspect of a plan could have some effect on the qualifying feature(s) of a European site, but the effects of that aspect of the plan alone would not be significant, the effects of that aspect of the plan will need to be checked in-combination firstly, with other effects of the same plan, and then with the effects of other plans and projects.

3.4 Mitigation Measures

In preparing this report, consideration has been given to potential avoidance and mitigation measures which would serve to avoid adverse effects on the integrity of European sites, for example the provision of specific clauses within the policies that may prevent effects occurring.

3.5 In-Combination Effects

As outlined in Section 3.1, it is necessary for HRA to consider in-combination effects with other plans and projects.

Where an aspect of a plan could have some effect on the qualifying feature(s) of a European site, but the effects of that aspect of the plan alone would not be significant, the effects of that aspect of the plan will need to be checked in-combination firstly, with other effects of the same plan, and then with the effects of other plans and projects.

It will be necessary to look for plans or projects at the following stages:

- a) Applications lodged but not yet determined.
- b) Projects subject to periodic review e.g. annual licences, during the time that their renewal is under consideration.
- c) Refusals subject to appeal procedures and not yet determined.
- d) Projects authorised but not yet started.
- e) Projects started but not yet completed.
- f) Known projects that do not require external authorisation.
- g) Proposals in adopted plans.
- h) Proposals in finalised draft plans formally published or submitted for final consultation, examination or adoption.

Consideration of in-combination effects is included in Section 7.4.

4 POTENTIAL IMPACT PATHWAYS

During the HRA Screening stage, the likely nature, magnitude, frequency, timing, duration, location and spatial extent of changes resulting from implementation of the DPD will be assessed. As a part of this, mechanisms through which the DPD could directly or indirectly impact upon European sites will be considered.

The main impact pathways have been summarised below.

4.1 Physical loss of habitat/damage to habitat

Construction works could result in the direct destruction of habitats, leading to a net loss in the extent of habitat area. None of the proposed development sites are within a designated site so direct habitat loss is not anticipated.

Physical damage could occur as a result of:

- Siting of plant or machinery or trampling by construction workers.
- Hydrological changes to sensitive wetland habitats for example through increasing or decreasing runoff or percolation; or increasing or decreasing water abstraction; or interruption to/alteration of hydrological flows through, for example, construction of foundations.
- Smothering of wetland/marine habitats caused by increases in suspended sediment and re-deposition of that sediment on sensitive habitats.

4.2 Non-physical disturbance

Non-physical disturbance could occur as a result of:

- Construction/operation activities and effects, such as visual, noise, vibration and lighting to species and their prey species.
- Fragmentation effects which cause a barrier to the movement and dispersal of species, thereby limiting access to foraging opportunities and breeding sites. This could occur as a result of construction/operation activities and effects, including visual, noise, vibration and lighting, as well as through inappropriate siting of developments.

4.3 Recreational pressure

Increased recreational pressure occurs as a result of additional people in an area and the consequent increases in people visiting the European sites and causing disturbance to the qualifying features associated with the European site. A Recreational Disturbance Study carried out by Footprint Ecology for the Morecambe Bay Partnership (Liley, Panter and Roberts, 2015) identified that visitors to Morecambe Bay who were on a day-trip/short visit from home travelled a median distance of 3.454 km to get to the designated site. For the purposes of this assessment, potential for recreational pressure is considered for proposed development sites which are within 3.454 km of European sites vulnerable to recreational pressure, and which would result in an increase in people visiting the European sites for recreation. This includes housing sites and car parks. Business sites are excluded as it is likely that people associated with business developments would only go for a short walk at lunchtime during the week, and this is unlikely to result in a significant increase in recreational pressure.

Not all European sites are vulnerable to recreational pressure. Morecambe Bay SPA and Ramsar is known to be vulnerable to recreational pressure, as evidenced by the above-mentioned study. The Standard Natura 2000 Data Form also identifies that Morecambe Bay SAC is vulnerable to recreational pressure.

The above-mentioned Recreational Disturbance Study (Liley, Panter and Roberts, 2015) identified that numbers of birds were low at Arnside during the survey carried out during the breeding season and key species recorded were lapwing (*Vanellus vanellus*), oystercatcher (*Haematopus ostralegus*) and redshank (*Tringa tetanus*).

4.4 Contamination

Contamination could occur as a result of:

- Increases in suspended sediments resulting in ecological effects, including the direct loss of habitats caused by re-deposition of suspended sediment, and the consequential health or mortality effects on prey species, particularly invertebrates associated with the intertidal mudflats.
- Potential pollution incidents.
- Disturbance of contaminated sediments during construction.
- Changes in air quality as a result of atmospheric pollution and consequential impacts on habitats. Any construction sites or routes used by construction vehicles within 50m of a European site²; and any European site within 200m of the main access roads used by HGVs accessing the site³ could lead to significant effects and would require assessment.

4.5 Biological disturbance

Biological disturbance could occur as a result of:

- The introduction of invasive species onto nearby European sites.
- Mortality of birds as a result of collision with construction infrastructure.
- Loss of fitness due to noise and vibration during construction and the consequential health or mortality effects on prey species.
- Loss of fitness and, potentially, mortality due to contamination.

4.6 Functionally Linked Land

Concern has been expressed that the proposed development sites may affect functionally linked land that supports the qualifying bird species of a number of European designated sites (Morecambe Bay SPA and Ramsar and Leighton Moss SPA and Ramsar). Arcadis undertook a

² Institute of Air Quality Management (IAQM), Guidance on the assessment of dust from demolition and construction (2014)

³ Design Manual for Roads and Bridges, Volume 11, Section 3, Part 1, HA 207/07 – Air Quality, Highways Agency, 2007.

separate study of the proposed development sites to determine whether they may affect functionally linked land, and whether there is the potential for significant effects on European designated sites, either alone or in-combination. This study is included in Appendix B.

The aims of the study were to:

- Determine whether the sites identified in the DPD directly affect functionally linked land in relation to the qualifying bird species associated with the European designated sites within the zone of influence of the plan, and assess whether development on the allocated sites has the potential to give rise to significant effects on a European designated site;
- Consider whether development of the allocated sites has the potential to generate recreational pressure on the functionally linked land, and whether this could give rise to significant effects on a European designated site.

The study concluded that none of the sites are likely to affect functionally linked land alone or in-combination, such that there would be a significant effect on a European designated site.

5 IDENTIFYING THE EUROPEAN SITES

5.1 Approach to Identifying Sites

Within the Arnside & Silverdale AONB, six European sites are present, which together cover 49% of the total AONB area. These sites are:

- Leighton Moss SPA
- Leighton Moss Ramsar
- Morecambe Bay SAC
- Morecambe Bay SPA
- Morecambe Bay Ramsar
- Morecambe Bay Pavements SAC

Only the Leighton Moss sites lie entirely within the AONB. Both the Leighton Moss SPA and Ramsar site cover exactly the same area, comprising almost 320ha of reedbed and wetland. Both designations are for the site's bird interest, though the latter has slightly wider criteria with additional species listed as qualifying features.

The extent of the three Morecambe Bay sites also overlap and all cover the entire intertidal area of the AONB. Land within the AONB represents a relatively small proportion of these sites, however, with each extending considerably beyond the boundaries of the AONB around the Bay. The SAC is the most extensive of the three sites as it encompasses the entire Bay between Walney Island and Fleetwood as well as the Duddon Estuary. It is designated for its important shallow sea, intertidal and coastal habitats and species. The SPA and Ramsar site cover only the intertidal sandflats and saltmarshes of Morecambe Bay. They are designated on account of their highly significant bird interest.

Morecambe Bay Pavements SAC comprises a number of whole or part Sites of Special Scientific Interest (SSSIs), eight of which are within the AONB and a further four are located outside. These areas are designated for important habitats and species associated with their limestone features.

Effects of the DPD on European sites located up to 20 km from the AONB boundary have also been considered. This is considered an appropriate distance to allow impacts on mobile species, such as birds, or sites which have a hydrological link to the AONB, to be considered. Sites within 20 km of the AONB boundary include:

- Witherslack Mosses SAC (0.7 km from the AONB boundary).
- River Kent SAC (5.6 km from the AONB boundary).
- Roudsea Wood and Mosses SAC (8 km from the AONB boundary).
- Subberthwaite Blawith and Torver Low Commons SAC (17.3ha from the AONB boundary).
- Duddon Mosses SAC (17.8 km from the AONB boundary).
- Calf Hill and Cragg Woods SAC (10.3 km from the AONB boundary).

- Yewbarrow Woods SAC (11.3 km from the AONB boundary).
- Bowland Fells SPA (10.2 km from the AONB boundary).

Witherslack Mosses SAC, Roudsea Wood and Mosses SAC, Subberthwaite Blawith and Torver Low Commons SAC, Duddon Mosses SAC, Calf Hill and Cragg Woods SAC and Yewbarrow Woods SAC are all designated on account of their habitats, which comprise predominantly bog and woodland habitats, with none of them supporting mobile species as a qualifying feature. The AONB is outside of the catchment relevant to the designated sites and on the opposite side of the river Kent estuary, so hydrological impacts are not anticipated. Air quality impacts are also not anticipated over such distances. Given the nature of the qualifying features, the lack of hydrological connectivity and the considerable distance of these sites from the AONB, there are no identified 'cause-effect' pathways between the impacts potentially arising from the DPD and the known environmental conditions at the designated sites which could lead to an impact on the integrity of the designated sites. As such, these sites have been screened out of this assessment.

The River Kent SAC is designated on account of its habitats, the presence of white-clawed crayfish (*Austropotamobius pallipes*), freshwater pearl mussel (*Margaritifera margaritifera*) and bullhead (*Cottus gobio*). The AONB is located downstream of the river Kent, the DPD would not affect the river Kent and hydrological impacts are therefore not anticipated. The species which form the qualifying features of the River Kent SAC are non-migratory and not particularly wide ranging. As such, there are no identified impact pathways between the impacts potentially arising from the DPD and the known environmental conditions at the designated site which could lead to an impact on the integrity of the designated site. The River Kent SAC is therefore screened out of this assessment.

Bowland Fells SPA is designated on account of its breeding hen harrier (*Circus cyaneus*), merlin (*Falco columbarius*) and lesser black-backed gull (*Larus fuscus*). Hen harriers hunt over rough grassland and marshy grassland habitats as well as moorland, up to 7 km from the nest site⁴. Merlin typically stay within 1 km of the nest location⁴. Given the distance of the designated site from the AONB, it is unlikely that there would be any impacts on these species whilst breeding within the SPA as a result of the DPD. Although lesser black-backed gull forage more widely, the birds associated with Bowland Fells SPA are unlikely to range a sufficient distance from the designated site during the breeding season for there to be any significant impacts on them as a result of the proposals within the DPD. As such, there are no identified impact pathways between the impacts potentially arising from the DPD and the known environmental conditions at the designated site which could lead to an impact on the integrity of the designated site. Bowland Fells SPA is therefore screened out of this assessment.

The following sites are considered further in this assessment:

- Leighton Moss SPA
- Leighton Moss Ramsar
- Morecambe Bay SAC
- Morecambe Bay SPA

⁴ Raptors: a field guide to survey and monitoring (Jon Harden, Humphrey Crick, Chris Wernham, Helen Rilen, Brian Etheridge, Des Thompson, Scottish Natural Heritage, 2006)

- Morecambe Bay Ramsar
- Morecambe Bay Pavements SAC

Details of the European sites mentioned above are provided in Appendix A.

5.2 Conservation Objectives and Site Integrity

Under Regulation 35(3) of the Conservation of Habitats and Species Regulations 2010 (as amended) the appropriate statutory nature conservation body (in this case Natural England) has a duty to communicate the conservation objectives for a European site to the relevant/competent authority responsible for that site. The information provided under Regulation 35 must also include advice on any operations which may cause deterioration of the features for which the site is designated.

The conservation objectives for a European site are intended to represent the aims of the Habitats and Birds Directives in relation to that site. To this end, habitats and species of European Community importance should be maintained or restored to FCS, as defined in Article 1 of the Habitats Directive below:

The conservation status of a natural habitat will be taken as 'favourable' when:

- Its natural range and the area it covers within that range are stable or increasing;
- The specific structure and functions which are necessary for its long term maintenance exist and are likely to continue to exist for the foreseeable future; and
- Conservation status of typical species is favourable as defined in Article 1(i).

The conservation status of a species will be taken as favourable when:

- Population dynamics data on the species concerned indicate that it is maintaining itself on a long-term basis as a viable component of its natural habitats;
- The natural range of the species is neither being reduced nor is likely to be reduced for the foreseeable future; and
- There is, and will probably continue to be, a sufficiently large habitat to maintain its populations on a long-term basis.

Guidance from the European Commission⁵ indicates that the Habitats Directive intends FCS to be applied at the level of an individual site, as well as to habitats and species across their European range. Therefore, in order to properly express the aims of the Habitats Directive for an individual site, the conservation objectives for a site are essentially to maintain (or restore) the habitats and species of the site at (or to) FCS.

Details from site condition assessments have been obtained from the Natural England website and have been used to provide additional detail on the Conservation Objectives for each of the European Sites. This is provided in Appendix A.

The vulnerabilities of each European site have also been obtained and are also presented in Appendix A. This information will be used to determine whether the integrity of each site would be adversely affected by the DPD.

⁵ Managing Natura 2000 sites: the provisions of Article 6 of the Habitats Directive 92/43/EEC. (European Commission 2000)

6 IMPACTS RELEVANT TO THE EUROPEAN DESIGNATED SITES

Not all of the potential impacts described in Section 4 are relevant to the European designated sites scoped into the assessment identified in Section 5. For example, disturbance effects are not considered relevant to SACs designated only for their habitats, as these features are not vulnerable to non-physical disturbance.

Based on our knowledge of the designated sites, Table 6-1 below identifies which impacts are relevant to the European designated sites.

Table 6-1 Vulnerabilities of European sites to potential impacts

Potential impact	European site			
	Leighton Moss SPA & Ramsar	Morecambe Bay SAC	Morecambe Bay SPA & Ramsar	Morecambe Bay Pavements SAC
Physical loss of habitat/damage to habitat	✓	✓	✓	✓
Non-physical disturbance (excluding recreational pressure)	✓	x	✓	x
Recreational pressure	x	✓	✓	x
Contamination	✓	✓	✓	✓
Biological disturbance	✓	✓	✓	✓
Effects on functionally linked land	✓	x	✓	x

7 SCREENING

7.1 Policies

An initial screening of the policies included within the AONB DPD was undertaken to screen out to eliminate those policies from the assessment which very clearly would not affect European sites in order to focus on those policies where there was potential for effects or uncertainty about potential effects. These policies were generally those that could not lead to 'direct development', or could have no impact pathway to any of the European sites identified. The policies that were identified as having potential impacts on the European sites or those policies for which impacts were uncertain, were then assessed in more detail.

The initial screening of the AONB DPD is presented in Table 7-1, below.

The policies within the sub-headings were initially examined to determine their need for further detailed screening. The notations below were used to indicate if further detailed assessment screening is required:

✓ Further detailed screening is required to determine the nature of effects on the European site.

X No further screening is required as no effects are predicted on the European site.

Table 7-1 Initial Screening of the DPD Policies

European Sites	Overall Strategy	Policy Issues	Proposed Development Allocations - Housing	Proposed Development Allocations – Mixed Use
Morecambe Bay SPA	X	X	✓	✓
Morecambe Bay Ramsar	X	X	✓	✓
Morecambe Bay SAC	X	X	✓	✓
Leighton Moss SPA	X	X	✓	✓
Leighton Moss Ramsar	X	X	✓	✓
Morecambe Bay Pavements SAC	X	X	X	X
Policies Screened In			All	All
Policies Screened out	All	All		

Following the initial screening of the AONB DPD, policies contained within the overall strategy and policy issues sub-headings in the plan can be screened out completely from further assessment, on the basis that no identifiable impact pathway exists linking the policies with the European Sites and/or because there will be no foreseeable adverse impact on European sites through Policy implementation. Table 7-2, below, provides a justification for the policies screened out of further assessment, and the assessment categories set out within Table 7-1, above.

Table 7-2 Policies screened out of further assessment

Policy	Justification	Assessment Category
<p>Overall Strategy Policies:</p> <p>AS01 –Development Strategy</p> <p>AS02 – Landscape</p> <p>AS03 – General Requirements</p>	<p>The three policies included within the overall strategy set out the strategy for the AONB and how the approach to development must ensure the primary purpose of conserving and enhancing the natural beauty of the AONB are at the heart of planning. None of the policies will lead directly to change and cannot have a significant effect on a European site</p>	<p>A</p>
<p>Policy Issues</p> <p>AS04 – Housing</p> <p>AS09 – Design</p> <p>AS11 –Infrastructure for New Development</p> <p>AS15 – Advertising and Signage</p>	<p>These policies all relate to design or outline qualitative criteria for development and do not in themselves lead to change that could adversely affect European sites.</p>	<p>F</p>
<p>AS06 – Public Open Space and Recreation</p> <p>AS10 – Economic Development and Community Facilities</p> <p>AS14 – Energy and Communications</p>	<p>Whilst these policies provide for change which could have some effect upon the European sites, the policies include clauses which ensure that biodiversity assets or the Special Qualities of the AONB (including internationally important species) are not compromised as a result of the development, thereby steering change away from European sites whose qualifying features may be affected.</p>	<p>E</p>
<p>AS05 – Natural Environment</p> <p>AS07 – Key Settlement Landscapes</p> <p>AS08 Historic Environment</p> <p>AS13 Water Quality, Sewerage and Sustainable Drainage</p>	<p>Policy AS05 provides for the protection and enhancement of the AONB’s biodiversity. Under this policy, developments that would be likely to compromise the extent, value or integrity of a European Site would not be permitted, therefore implementation of this policy will protect the natural environment.</p> <p>Policy AS07 provides for the protection of key settlement landscapes which are private areas of particular importance to the character of settlements within the AONB. Any development proposals that could compromise their integrity would not be permitted.</p> <p>Policy AS08 provides for protection of historic environments, implementation of which would not have any adverse effects on a European Site.</p>	<p>D</p>

	Policy AS13 provides for the protection of existing sewerage infrastructure and ensure new developments reflect the special needs of the AONB in relation to likely impacts and potential benefits for water quality, sewerage infrastructure and sustainable drainage. Implementation of this policy will act to protect nearby European sites from increased water pollution.	
AS12 Camping, Caravan and Tourist Accommodation	Whilst policy AS12 does allow for change, the scale of any developments under the policy are small and would be associated with existing sites, either allowing for small-scale extension or conversion to alternative, lower impact visitor accommodation. Impacts from such development would be insignificant and would not undermine the conservation objectives of European sites.	H

All of the policies related to development allocations for both housing and mixed-use (refer to Section 2.2) have been screened into more detailed assessment due to their potential for impacts upon European sites as a result of the development proposals. None of the policies are anticipated to lead to significant effects alone; however, in combination effects of all of the policies together or in combination with other plans or projects cannot be screened out without further assessment. In order to determine the likelihood of significant effects upon European sites as a result of the policies relating to development, the individual sites have been assessed. Where this assessment demonstrates that no significant effects would be anticipated on European sites, the corresponding policy can then also be screened out.

7.2 Development Allocations

Each proposed development site has been checked for the likelihood of it leading to a significant effect on a European site, firstly alone (Section 7.3, Table 7.4), then, if not alone, in combination with other elements of the same plan, or other plans or projects (Section 7.4).

Table 7-4 below presents the results of the Screening assessment of proposed development sites alone.

The potential effects of the DPD on the European sites have been allocated into one of 12 categories as described in Table 3-1. Only four of the 12 categories are relevant to this assessment and for ease, they have been colour-coded, as shown in Table 7-3.

Table 7-3 Screening Assessment Categories colour codes

	Sites which have the potential to significantly effect a European designated site alone (Category I)
	Sites which could potentially effect a European designated site, but the effects are not likely to be significant alone, so they must be checked for in-combination effects (Category J).
	Sites which are within the 20 km zone of influence, where a potential impact pathway exists, however the effects cannot undermine the conservation objectives either alone or in combination with other aspects of this or other plans or proposals, and where the implementation of standard best practice working methods would eliminate any adverse impacts (Category H)
	Sites which are within the 20 km zone of influence but where no impact pathway has been identified (Category G)

Where there is the potential for more than one effect on a European designated site, the colour code for the most severe effect has been used, but the other potential effects have been described in the 'justification' column. Table 7-3 is ordered with the most severe effect at the top (red).

7.3 Consideration of sites alone

Table 7-4 below considers all of the proposed development sites alone.

Table 7-4 Screening Assessment

Information about the proposed development sites			Distance from European sites (km unless otherwise stated)				Screened 'in' or 'out' or 'check for likely significant effect in-combination	Category	Justification
Site reference number	Site name	Description and history	Morecambe Bay Pavements SAC	Morecambe Bay SAC	Morecambe Bay SPA and Ramsar	Leighton Moss SPA and Ramsar			
A6	Land off Queens Drive, Arnside	Best use: housing. Dwellings potential: 8 Size: 0.10ha	1.8	0.5	0.5	3.8	Check for likely significant effect in-combination	J	There is the potential for recreational pressure on Morecambe Bay SAC, Morecambe Bay SPA and Morecambe Bay Ramsar. Given the small scale of the potential development, this is unlikely to be significant alone, but needs to be reviewed for likely significant effects in-combination.
A8/A9	Land on Hollins Lane, Arnside	Best Use: Housing Dwellings potential: 8 Size: 0.12ha	1.4	0.7	3	3.5	Check for likely significant effect in-combination	J	There is the potential for recreational pressure on Morecambe Bay SAC, Morecambe Bay SPA and Morecambe Bay Ramsar. This is unlikely to be significant alone, but needs to be reviewed for likely significant effects in-combination.
A11	Land at Briery Bank, Arnside	Best use: Housing on part of the site Dwellings potential: 14 Size: 0.29ha	1.8	0.6	0.6	3.7	Check for likely significant effect in-combination	J	There is the potential for recreational pressure on Morecambe Bay SAC, Morecambe Bay SPA and Morecambe Bay Ramsar. This is unlikely to be significant alone, but needs to be reviewed for likely significant effects in-combination.
A25, A26, A27	Station House and Yard, Arnside	Best use: Car parking, employment, community/visitor facilities and rail access. Possible residential or live-work Size: 1.03ha	1.7	Adjacent	Adjacent	3.9	Check for likely significant effect in-combination	J	Development of this site has the potential to affect Morecambe Bay SAC, SPA and Ramsar. There is potential for: physical damage to habitat, contamination and biological disturbance. Given there is no overlap between the designated site boundaries and the proposed development site effects are unlikely to be significant alone, but need to be reviewed for likely significant effects in-combination. It is anticipated that the implementation of standard best practice approaches such as pollution prevention measures and appropriate timing of the works, would eliminate any adverse impacts altogether. Appropriate ecological surveys will be required to assess the potential impacts upon the designated sites and therefore any potentially significant effects would require appropriate mitigation and / or compensation to enable planning permission to be granted. There is also the potential for the car park to lead to increased recreational pressure on Morecambe Bay SAC, Morecambe Bay SPA and Morecambe Bay Ramsar. However, the site is currently utilised as a car park for access to the coast and the development would formalise the parking and would be aimed at rail users. Therefore, development of this site is unlikely to be significant alone, but needs to be reviewed for likely significant effects in-combination.
S56	Land at Whinney Fold, Silverdale	Best use: Housing on part of the site Dwelling potential: 6 Size: 0.30ha	1.6	0.1	0.1	1.6	Check for likely significant effect in-combination	J	The proposed development site is located on the edge of Silverdale, with existing development between it and Morecambe Bay SAC, SPA and Ramsar There do not appear to be any hydrological links between the proposed development site and the European sites. Disturbance to birds within the SPA and Ramsar is therefore considered unlikely. There is the potential for air quality effects on habitats associated with the SAC. However,

Information about the proposed development sites			Distance from European sites (km unless otherwise stated)				Screened 'in' or 'out' or 'check for likely significant effect in-combination	Category	Justification
Site reference number	Site name	Description and history	Morecambe Bay Pavements SAC	Morecambe Bay SAC	Morecambe Bay SPA and Ramsar	Leighton Moss SPA and Ramsar			
								<p>given the proposed development site's small size and location, adverse effects are considered unlikely. Furthermore, it is anticipated that the implementation of standard best practice approaches such as pollution prevention measures, would eliminate any adverse impacts altogether.</p> <p>There is the potential for recreational pressure on Morecambe Bay SAC, Morecambe Bay SPA and Morecambe Bay Ramsar. This is unlikely to be significant alone, but needs to be reviewed for likely significant effects in-combination.</p>	
S70	Railway Goods Yard, Silverdale	<p>Best use: Employment and car parking</p> <p>Size: 0.36ha</p> <p>If developed for car park, possible scope for up to 20 spaces, which could benefit visitors/tourists, but mostly rail users.</p>	0.4	1.7	1.7	0.3	Check for likely significant effect in-combination	J	<p>If the tourism and car park option was taken forward, there is the potential for recreational pressure on Morecambe Bay SAC, Morecambe Bay SPA and Morecambe Bay Ramsar. This is unlikely to be significant alone, but needs to be reviewed for likely significant effects in-combination.</p> <p>Myers Dike is adjacent to the site and it connects with Leighton Moss SPA and Ramsar. There is therefore the potential for contamination and consequent ecological effects on qualifying features. However, effects are unlikely to be significant over such a distance and in relation to such a small development. In addition, the implementation of standard pollution prevention measures would eliminate any adverse impacts. Any development proposals will also be required to show that additional flood or surface water risks would not occur to nearby land and ensure appropriate controls on drainage are incorporated. As such, adverse effects upon Leighton Moss SPA and Ramsar are not anticipated.'</p>
B35	Old Station Yard, Sandside	<p>Best use: Business or mixed use</p> <p>Size: 0.31ha</p>	1	25 m	25 m	5.1	Check for likely significant effect in-combination		<p>Whilst this site is primarily identified for business, there is the potential for some residential to be included as part of the mixed use on the site. As such there is the potential for recreational pressure on Morecambe Bay SAC, Morecambe Bay SPA and Morecambe Bay Ramsar. This is unlikely to be significant alone, but needs to be reviewed for likely significant effects in-combination.</p>
B38	Land south of Quarry Lane, Sandside	<p>Best use: Business</p> <p>Size: 0.26ha</p>	0.9	70 m	70 m	5.1	Out	H	<p>The proposed development site is separated from Morecambe Bay SAC, SPA and Ramsar by two roads and existing development, and there do not appear to be any hydrological links between the proposed development site and the European sites. Disturbance to birds within the SPA and Ramsar is therefore considered unlikely. There is the potential for air quality effects on habitats associated with the SAC. However, given the proposed development site's size and location, adverse effects are considered unlikely. Furthermore, it is anticipated that the implementation of standard best practice approaches such as pollution prevention measures, would eliminate any adverse impacts altogether.</p>

Information about the proposed development sites			Distance from European sites (km unless otherwise stated)				Screened 'in' or 'out' or 'check for likely significant effect in-combination	Category	Justification
Site reference number	Site name	Description and history	Morecambe Bay Pavements SAC	Morecambe Bay SAC	Morecambe Bay SPA and Ramsar	Leighton Moss SPA and Ramsar			
B81	Travis Perkins, Sandside	Best use: Mixed use – residential, business and car parking. Dwelling potential: Not specified Size: 2.28ha	0.7	70 m	70 m	4.8	Check for likely significant effect in-combination	J	The proposed development site is separated from Morecambe Bay SAC, SPA and Ramsar by two roads and existing development, and there do not appear to be any hydrological links between the proposed development site and the European sites. Disturbance to birds within the SPA and Ramsar is therefore considered unlikely. There is the potential for air quality effects on habitats associated with the SAC. However, given the proposed development site's size and location, adverse effects are considered unlikely. Furthermore, it is anticipated that the implementation of standard best practice approaches such as pollution prevention measures, would eliminate any adverse impacts altogether. Appropriate ecological surveys are required of the site to ensure no significant adverse impacts upon Morecambe Bay SAC, SPA and Ramsar. There is the potential for recreational pressure on Morecambe Bay SAC, Morecambe Bay SPA and Morecambe Bay Ramsar. This is unlikely to be significant alone, but needs to be reviewed for likely significant effects in-combination.
B125	The Ship Inn, Park Road, Sandside (part)	Best Use: Vehicular access route to site 81 Size: 0.1ha	0.7	70 m	70 m	4.8	Out	H	The proposed development site is existing hardstanding therefore any works required to convert into an access route would be minimal and implantation of standard best practice would eliminate any adverse effects.
W88	Land North West of Sand Lane 1, Warton	Best Use: Housing Dwelling potential: 12 Size: 0.4ha	2.5	0.6	0.6	2.2	Check for likely significant effect in-combination	J	There is the potential for recreational pressure on Morecambe Bay SAC, Morecambe Bay SPA and Morecambe Bay Ramsar. This is unlikely to be significant alone, but needs to be reviewed for likely significant effects in-combination.
W130	Land North of 17 Main Street, Warton	Best Use: Housing Dwelling potential: 16 Size: 0.53ha	2.2	0.8	0.8	2.3	Check for likely significant effect in-combination	J	There is the potential for recreational pressure on Morecambe Bay SAC, Morecambe Bay SPA and Morecambe Bay Ramsar. This is unlikely to be significant alone, but needs to be reviewed for likely significant effects in-combination.
B108	Land at Church Street, Beetham	Best use: Housing Dwelling potential: 6 Size: 0.20ha	0.8	1.9	1.9	3.7	Check for likely significant effect in-combination	J	There is the potential for recreational pressure on Morecambe Bay SAC, Morecambe Bay SPA and Morecambe Bay Ramsar. This is unlikely to be significant alone, but needs to be reviewed for likely significant effects in-combination.
B112	Land at Stanley Street, Beetham	Best use: Housing Dwelling potential: 4 Size: 0.10ha	0.5	2.4	2.4	3.6	Check for likely significant effect in-combination	J	There is the potential for recreational pressure on Morecambe Bay SAC, Morecambe Bay SPA and Morecambe Bay Ramsar. This is unlikely to be significant alone, but needs to be reviewed for likely significant effects in-combination.

7.4 Consideration of in-combination effects

7.4.1 Effects of the DPD as a whole

Of the 28 policies included within the DPD, only the 13 policies associated with the development allocations (housing and mixed use – refer to Section 2.2) were identified as having the potential to effect European sites. An assessment of the individual sites to which these policies relate has been undertaken, the outcome of which was that none of the sites would, on their own, have a significant effect upon European sites; however, there was the potential for in-combination effects in relation to increased recreational pressure.

Of the sites assessed, 12 sites allocated for housing or car parking have been identified which could result in increased recreational pressure on a European designated site. However, the potential effects alone would not be significant. The potential effects of development of those sites have therefore been checked in-combination with development of other sites of this type in the DPD. All of these sites are small-scale, ranging from four to 16 dwellings, or 20 to 30 parking spaces which would not all be for visitors or tourists (many would be for rail users), resulting in only a limited number of additional people visiting the designated sites. As such, it is considered unlikely that there would be any significant in-combination effects on European sites as a result of the development of these 12 sites.

7.4.2 Effects of the DPD in-combination with other plans and projects

Only the effects of other plans or projects which (like those of the plan under consideration here) alone would not be likely to be significant, need to be included in the in-combination assessment. If the effects of other plans or projects will already be significant on their own, they are not added to those associated with the DPD.

To be relevant to the in-combination assessment, the residual effects of other plans or projects will need to either make the unlikely effects of the DPD likely, or insignificant effects of the plan significant, or both. An assessment has therefore been made of the 'other' plans and projects listed in Table 7-5 with a view to determining whether or not they would result in impacts which, in combination with the proposed land allocations set out in the DPD could lead to significant effects.

Table 7-5 Plans and Projects Considered for In-Combination Effects

Plan / project	Potential effect of plan/project	Conclusion
South Lakeland Core Strategy (adopted October 2010)	As a result of the HRA Screening Assessment of this strategy, and following the incorporation of a number of mitigation measures, it was concluded that the plan will not have an adverse effect on the integrity of European sites.	In-combination effects considered unlikely.
South Lakeland Local Plan 2006, saved policies	There are some saved policies from the adopted 1997 Local Plan (saved Local Plan 2006) which will remain part of the Council's planning policies until	In-combination effects considered unlikely.

Plan / project	Potential effect of plan/project	Conclusion
	<p>replaced. This document was updated September 2007 to incorporate modifications, Some policies have been superseded by Core Strategy policies and others have been superseded by the Local Plan Land Allocations. In the event of a conflict between an existing saved policy and the National Planning Policy Framework, the latter will take precedence.</p> <p>Policy C6 aims to safeguard sites of international nature conservation value.</p>	
<p>Local Plan Land Allocations (for South Lakeland District outside the Lake District and Yorkshire Dales National Parks) Development Plan Document Incorporating changes to the Policies Map Adopted 17 December 2013.</p>	<p>Allocates land for housing, employment, open space and other uses. All sites have been screened under the Habitats Regulations Directive.</p> <p>The Screening report identified one site (Station House and Yard, Arnside) where significant effects on a European site were likely if the site was developed for mixed employment and residential. Recommendations to amend the site boundaries to exclude land within Morecambe Bay SAC/SPA/Ramsar and restrict development to land behind existing flood defence embankment were made within the subsequent Appropriate Assessment to avoid the likely effect.</p>	<p>This site (with the revised boundary) is also considered in this Screening assessment. The policy associated with Station House and Yard has been updated to include the requirement for appropriate ecological surveys to be undertaken, therefore any proposed development with the potential to significantly affect the adjacent European site would not be permitted. In-combination effects are therefore considered unlikely.</p>
<p>Arnside and Silverdale AONB Management Plan 2014-2019</p>	<p>Contains many objectives aiming to conserve biodiversity resource</p>	<p>No objectives likely to add to in-combination adverse effects</p>
<p>Lancaster District Core Strategy (adopted 2008)</p>	<p>Outlines a spatial vision of a sustainable District whose quality of life and standards of development will lead the North West, comprising a prosperous knowledge-based City, a regenerated coast and a conserved countryside. It also explains where new homes and jobs will be located, which areas will be regenerated and which areas will be conserved.</p>	<p>The Screening Assessment states that the plan will not provide for any development which might have a significant adverse effect, either alone or in-combination, on a European site and which cannot either be scoped out or adequately mitigated for either in policy formulation for any future DPDs (for Land Allocations and Development Control policies which will define and detail the Core Strategy) or at the Planning Application Stage or in the granting of any Planning Consent. In-combination effects are therefore considered unlikely.</p>

Plan / project	Potential effect of plan/project	Conclusion
Cumbria County Council Generic Development Control Policies (2009)	Sets out the Generic Development Control Policies of the Cumbria Minerals and Waste Development Framework. These are the policies that are used when planning applications are considered. Development Control Policies DC10 Biodiversity and Geodiversity aims to safeguard sites of nature conservation value.	This document does not itself lead to development and would therefore not lead to in-combination effects.
Cumbria Minerals and Waste Local Plan (in development), Core Strategy (adopted 2009)	Core Strategy Policy 4 aims to safeguard sites of nature conservation value.	In-combination effects considered unlikely.
Joint Lancashire Minerals and Waste Development Framework Core Strategy (2009)	It is the strategic document for future minerals and waste development in Lancashire until 2021. Policy CS5 aims to safeguard sites of nature conservation value.	In-combination effects considered unlikely.
Joint Lancashire Minerals and Waste Site allocations and development management policies (2013)	This plan provides site specific policies and allocations, and detailed development management policies for minerals and waste planning in the areas covered by the Councils of Lancashire, Blackpool and Blackburn with Darwen. It should be read together with the Joint Lancashire Minerals and Waste Local Plan Core Strategy adopted in 2009 (see below) which includes a policy which aims to safeguard sites of nature conservation value.	In-combination effects considered unlikely.
Moving Cumbria Forward, Cumbria Transport Plan Strategy 2011-2026	The new 3rd Local Transport Plan for Cumbria is a statutory document that sets out how roads, footways, cycleways, rights of way and bus and train services in Cumbria will be improved and managed. It does not identify specific future schemes.	In-combination effects considered unlikely.
Local Transport Plan 2011 - 2021, A Strategy for Lancashire	The HRA report found the strategy to have no likely significant effects on the	In-combination effects considered unlikely.

Plan / project	Potential effect of plan/project	Conclusion
	identified Natura 2000 sites at this stage.	
Lancashire County Council Lancaster District Highways and Transport Masterplan (draft) (2015)	The Lancaster District Highways and Transport Masterplan outlines ambitious new plans to see the city centre and towns Morecambe, Carnforth, Heysham, transformed over coming decades, with much less traffic, no city centre one-way system, and much greater use of sustainable transport such as park-and-ride buses and cycling. The Masterplan includes the Heysham to M6 Link Road which is already under construction and due for completion in 2016.	In-combination effects considered unlikely.
North West England and North Wales Shoreline Management Plan SMP2 – July 2010	Sets out the policies for managing the risks of coastal erosion and tidal flooding over the next 100 years along the North West England and North Wales coast.	In-combination effects considered unlikely.

8 CONCLUSION

This HRA Screening of the AONB DPD has considered the potential implications of the plan policies and development allocations on European Sites within and near to the AONB boundary.

The screening of the DPD identified 13 policies associated with specific development allocations that could have an effect upon European sites as a result of those developments (refer to Section 2.2). However, where a development site was located within close proximity to a European site or had the potential to affect land which could be considered to be functionally linked to the European sites, the requirement for appropriate ecological surveys to be undertaken has been included within the associated policy for that allocation. Such surveys will enable an appropriate ecological impact assessment to be undertaken and for mitigation/compensatory measures to be incorporated into development proposals should potentially significant effects be identified prior to planning permission being granted. In addition to the individual requirements for each allocation site, the inclusion of Policy AS05 Natural Environment also provides safeguards to protect European sites from harm, ensuring that any development proposals that would be likely to compromise the extent, value or integrity of designated sites would not be permitted.

In addition to the policies, the sites themselves were assessed for their potential to affect European sites. None of the proposed development allocations within the DPD were considered likely to have a significant effect upon European sites alone. The functionally linked land study (refer to appendix B) did not identify any potentially significant effects upon functionally linked land as a result of the proposed development allocations and given the small size of each of the proposed locations and the safeguards included within Policy AS05 (Natural Environment), no in-combination effects are considered likely.

9 REFERENCES

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Appendix A

European Sites Considered

Information obtained from the JNCC website, the Natura 2000 Standard Data form, the Conservation Objectives and the Citation.

Site name and distance from the AONB boundary	Qualifying features	Conservation Objectives	Vulnerabilities	Site Condition Assessment Component SSSIs are listed, as well as a summary of their condition assessment and reason for adverse condition, where appropriate.
<p>Morecambe Bay Pavements SAC Area: 2609.69ha Within the AONB</p>	<p>Annex I habitats that are a primary reason for selection of this site</p> <ul style="list-style-type: none"> 3140 Hard oligo-mesotrophic waters with benthic vegetation of <i>Chara</i> spp. Hawes Water is a lowland lake in northern England within Morecambe Bay Pavements. It is a lake on a predominantly Carboniferous limestone foundation and has a substrate of deep lacustrine shell-marl. The water is highly calcareous and the lake is fed by springs within it. This site is considered to be the best example of a lowland hard oligomesotrophic lake with <i>Chara</i> spp. in England, owing to the clarity, low nutrient status and high calcium content of its water. The rare rugged stonewort <i>Chara rudis</i> and scarce species <i>C. aspera</i>, <i>C. hispida</i> and <i>C. pedunculata</i> occur here. 5130 <i>Juniperus communis</i> formations on heaths or calcareous grasslands Morecambe Bay Pavements represents <i>Juniperus communis</i> formations on 8240 Limestone pavements at low to intermediate altitude in north-west England. In contrast to most other areas in northern England, these are ungrazed or grazed at low intensity and have affinities to southern mixed scrub, owing to the presence of species such as wild privet <i>Ligustrum vulgare</i> and burnet rose <i>Rosa pimpinellifolia</i>. Other stands occur on 6210 semi-natural dry grassland dominated by blue moor-grass <i>Sesleria caerulea</i>. 6210 Semi-natural dry grasslands and scrubland facies on calcareous substrates (Festuco-Brometalia) (*important orchid sites) Extensive CG9 <i>Sesleria albicans</i> – <i>Galium sternerii</i> grasslands occur at Morecambe Bay Pavements in north-west England. The grassland, which has an overall northern character, is also rich in southern lowland species, so providing important regional variation distinct from Craven Limestone Complex and Moor House – Upper Teesdale, also in northern England. There is a wide range of structural variation associated with intensity of grazing and the presence of cliffs, screes, and 8240 Limestone pavements on the margins of the grassland stands. There are important transitions to calcareous scrub and 9180 <i>Tilio-Acerion</i> forests. 8240 Limestone pavements * Priority feature This is one of four sites in northern England representing Limestone pavements on Carboniferous limestone. This site provides an example of lowland pavements that range from low to moderate altitudes (up to 274 m). Some of the pavements form woodland clearings that are sheltered and warm up quickly in spring. The pavement flora is here at its most diverse and, where grazing is absent, can be seen at its best because plant growth is not confined to the grikes. Trees and shrubs, including yew <i>Taxus baccata</i>, juniper <i>Juniperus communis</i>, buckthorn <i>Rhamnus cathartica</i>, hazel <i>Corylus avellana</i>, small-leaved lime <i>Tilia cordata</i> and ash <i>Fraxinus excelsior</i>, grow above the pavement surface. Some pavements lie within sheep pasture but are for the most part lightly grazed. Rustyback <i>Ceterach officinarum</i> is restricted to pavements that form sheltered woodland clearings. Other ferns occurring on the site include the nationally scarce rigid buckler-fern <i>Dryopteris submontana</i>, which is abundant on Hutton Roof Crags, and limestone fern <i>Gymnocarpium robertianum</i>. These pavements tend to be rich in herbs, with lily-of-the-valley <i>Convallaria majalis</i>, dark-red helleborine <i>Epipactis atrorubens</i>, pale St John's-wort <i>Hypericum montanum</i>, ploughman's-spikenard <i>Inula conyzae</i>, angular Solomon's-seal <i>Polygonatum odoratum</i>, wood-sage <i>Teucrium scorodonia</i>, lesser meadow-rue <i>Thalictrum minus</i> and hairy violet <i>Viola hirta</i> achieving their best representation in limestone pavement here. 	<p>With regard to the SAC and the natural habitats and/or species for which the site has been designated (the 'qualifying Features') and subject to natural change;</p> <p>Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring;</p> <ul style="list-style-type: none"> The extent and distribution of qualifying natural habitats and habitats of qualifying species The structure and function (including typical species) of qualifying natural habitats The structure and function of the habitats of qualifying species The supporting processes on which qualifying natural habitats and the habitats of qualifying species rely The populations of qualifying species, and, The distribution of qualifying species within the site. 	<p>The site is subject to a number of problems related to the decline of traditional management practices. The under-grazing of grasslands and decline of traditional cattle grazing is leading to the loss of sward diversity and scrub encroachment problems. Localised overgrazing (sheep-dominated) has impoverished the pavement flora on one of the component sites. A decline of traditional coppice management has reduced the interest of some of the woodland sites. The planting of non-native conifer crops on some of the sites has led to localised declines in condition. However, large parts of the site are nature reserves and are sensitively managed. A further restoration project funded by LIFE Nature is in progress to remove non-native conifer plantations and further other aspects of site restoration. The problems are being addressed primarily through a series of management agreements. These include English Nature Wildlife Enhancement Schemes, Environmentally Sensitive Area Agreements and Woodlands Grant Schemes.</p>	<p>Cringlebarrow and Deepdale SSSI – 100% unfavourable recovering.</p> <p>Gait Barrows SSSI Units 19 and 22 unfavourable recovering. Units 24, 25, 26 and 27 favourable. 92.50% favourable. 7.50% unfavourable recovering.</p> <p>Hawes Water SSSI Units 1, 3, 5, 6, 7, 9, 10 favourable. Units 2, 4, 8, 11, 13, 14, 15, 16, 17, 18 (not within SAC) 19 unfavourable recovering. Unit 12 unfavourable no change due to area with low canopy cover. 18.20% favourable, 80.98% unfavourable recovering, 0.81% unfavourable no change.</p> <p>Middlebarrow SSSI Unit 1 (not in SAC) unfavourable recovering. Unit 2 (not in SAC) favourable. Unit 3 unfavourable declining with cotoneaster removal being the required action and deer control needing addressing.</p> <p>Thrang End and Yealand Hall Allotment SSSI Units 1, 2 (not in SAC) and 3 unfavourable recovering. 100% unfavourable recovering.</p> <p>Thrang Wood SSSI Unit 1 favourable. 100% favourable.</p> <p>Underlaid Wood SSSI Units 1, 2, 3 (not in SAC), 4 and 5 unfavourable recovering. 100% unfavourable recovering.</p>

Site name and distance from the AONB boundary	Qualifying features	Conservation Objectives	Vulnerabilities	Site Condition Assessment Component SSSIs are listed, as well as a summary of their condition assessment and reason for adverse condition, where appropriate.
	<ul style="list-style-type: none"> 9180 Tilio-Acerion forests of slopes, screes and ravines * Priority feature <p>Woodland within Morecambe Bay Pavements, along with the nearby Roudsea Wood, represents <i>Tilio-Acerion</i> forests on Carboniferous limestone in north-west England. Although close to the northern limit of lime distribution, the ash <i>Fraxinus excelsior</i>-dominated woodland around Morecambe Bay contains many patches of small-leaved lime <i>Tilia cordata</i>, which survive sometimes with elm <i>Ulmus</i> spp., often along outcrop edges. There is a rich assemblage of rare species, including fingered sedge <i>Carex digitata</i>, wood fescue <i>Festuca altissima</i> and mezereon <i>Daphne mezereum</i>. The habitat type occurs here both on 8240 Limestone pavements and on loose scree and steep slopes.</p> <ul style="list-style-type: none"> 91J0 <i>Taxus baccata</i> woods of the British Isles * Priority feature <p>Morecambe Bay Pavements is an example of yew <i>Taxus baccata</i> woods in north-west England. The site is similar to the nearby Roudsea Wood and Mosses. These yew woods are on the northern Carboniferous limestone and, as in the Wye Valley, yew occurs both as dense groves and as scattered trees in the understorey of ash or ash-elm <i>Fraxinus-Ulmus</i> woodland. Yew woodland here represents the development of long-established stands on unstable scree and rocky slopes.</p> <p>Annex I habitats present as a qualifying feature, but not a primary reason for selection of this site</p> <ul style="list-style-type: none"> 4030 European dry heaths 7210 Calcareous fens with <i>Cladium mariscus</i> and species of the Caricion <i>davallianae</i> * Priority feature 91A0 Old sessile oak woods with <i>Ilex</i> and <i>Blechnum</i> in the British Isles <p>Annex II species that are a primary reason for selection of this site</p> <ul style="list-style-type: none"> 1014 Narrow-mouthed whorl snail <i>Vertigo angustior</i> <p>Morecambe Bay Pavements represents narrow-mouthed whorl snail <i>Vertigo angustior</i> in north-west England, near the northern limit of its range in the UK. Gait Barrows supports strong populations of the species in mossy clint tops of Annex I habitat 8240 Limestone pavements at transitions to woodland, an unusual habitat for the species.</p>			
<p>Morecambe Bay SAC Area: 61506.22ha Within the AONB</p>	<p>Annex I habitats that are a primary reason for selection of this site:</p> <ul style="list-style-type: none"> 1130 Estuaries <p>Morecambe Bay in north-west England is the confluence of four principal estuaries, the Leven, Kent, Lune and Wyre (the latter lies just outside the site boundary), together with other smaller examples such as the Keer. Collectively these form the largest single area of continuous intertidal mudflats and sandflats in the UK and the best example of muddy sandflats on the west coast. The estuaries are macro-tidal with a spring tidal range of 9 m. The significant tidal prisms of the estuaries result in the Bay being riven by large low-water channel systems. The Kent, Leven and Lune estuaries have been modified variously by railway embankments, flood embankments and training walls but support extensive intertidal areas. Although cobble 'skears' and shingle beaches occur at their mouths, the estuaries consist predominantly of fine sands and muddy sands. The estuaries support dense invertebrate communities, their composition reflecting the salinity and sediment regimes within each estuary. Extensive saltmarshes and glasswort <i>Salicornia</i> spp. beds are present in the Lune estuary, contrasting with the fringing saltmarshes and more open intertidal flats of the Leven and Kent estuaries. Most of the saltmarshes are grazed, a characteristic feature of north-west England. In the upper levels of the saltmarshes there are still important</p>	<p>With regard to the SAC and the natural habitats and/or species for which the site has been designated (the 'Qualifying Features'), and subject to natural change;</p> <p>Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring;</p> <p>The extent and distribution of qualifying natural habitats and habitats of qualifying species</p>	<p>There are a wide range of pressures on Morecambe Bay but the site is relatively robust and many of these pressures have only slight or local effects on its interests. The interests depend largely upon the coastal processes operating within the Bay, which have been affected historically by human activities including coastal protection and flood defence works. Opportunities to reverse coastal squeeze are being explored. The saltmarsh is traditionally grazed and is generally in favourable condition for its bird interest. Most of the saltmarsh is traditionally grazed and is utilised by breeding, wintering and migrating birds for feeding, roosting and nesting</p>	<p>Morecambe Bay SSSI</p> <p>Units 1, 2, 4, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16 18, 19, 20, 21, 22, 23, 24, 25, 26 favourable.</p> <p>Unit 3, 17 unfavourable recovering.</p> <p>94.23% favourable, 5.77% unfavourable recovering.</p>

Site name and distance from the AONB boundary	Qualifying features	Conservation Objectives	Vulnerabilities	Site Condition Assessment Component SSSIs are listed, as well as a summary of their condition assessment and reason for adverse condition, where appropriate.
	<p>transitions from saltmarsh to freshwater and grassland vegetation. Water quality is generally good.</p> <ul style="list-style-type: none"> 1140 Mudflats and sandflats not covered by seawater at low tide <p>Morecambe Bay in north-west England is the confluence of four principal estuaries, the Leven, Kent, Lune and Wyre (the latter lies just outside the site boundary), together with other smaller examples such as the Keer. Collectively these form the largest single area of continuous intertidal mudflats and sandflats in the UK and the best example of muddy sandflats on the west coast. At low water, large areas of sandflats are exposed, and these range from the mobile fine sands of the outer Bay to more sheltered sands in the inner areas. With increasing shelter in the Bay's adjoining estuaries, finer sediments settle out and form extensive mudflats, supporting a particularly rich and diverse range of infaunal species.</p> <ul style="list-style-type: none"> 1160 Large shallow inlets and bays <p>Morecambe Bay in north-west England is the second-largest embayment in the UK, after the Wash. It is a large, very shallow, predominantly sandy bay bordered on the south by the channel of the Lune estuary and on the north by Walney Channel. At low tide vast areas of intertidal sandflats are exposed, with small areas of mudflat, particularly in the upper reaches of the associated estuaries. The sediments of the bay are mobile and support a range of community types, from those typical of open coasts (mobile, well-sorted fine sands), grading through sheltered sandy sediments to low-salinity sands and muds in the upper reaches. Apart from the areas of intertidal flats and subtidal sandbanks, Morecambe Bay supports exceptionally large beds of mussels <i>Mytilus edulis</i> on exposed 'scars' of boulder and cobble, and small areas of 1170 Reefs with furoid algal communities. Of particular note is the rich community of sponges and other associated fauna on tide-swept pebbles and cobbles at the southern end of Walney Channel.</p> <ul style="list-style-type: none"> 1220 Perennial vegetation of stony banks <p>Morecambe Bay represents Perennial vegetation of stony banks in north-west England. Walney Island on the shores of Morecambe Bay is a barrier island fringed by shingle with a partial sand covering. Two areas of exposed vegetated shingle occur at the extremes of the barrier. The southern area has been highly modified by eutrophication from a large gull colony, resulting in communities that are unusually species-rich for pioneer shingle vegetation. Perennial rye-grass <i>Lolium perenne</i>, common chickweed <i>Stellaria media</i> and biting stonecrop <i>Sedum acre</i> are constant elements, with dove's-foot crane's-bill <i>Geranium molle</i> an unusual and important feature.</p> <ul style="list-style-type: none"> 1310 <i>Salicornia</i> and other annuals colonizing mud and sand <p>Two types of pioneer saltmarsh are represented at Morecambe Bay in north-west England. Pioneer glasswort <i>Salicornia</i> spp. saltmarsh occurs intermittently along the coastline of the bay, forming a transition from the extensive intertidal sand and mudflats to the distinctive saltmeadows at this site. The sea pearlwort <i>Sagina maritima</i> community occurs in open pans on the upper marsh.</p> <ul style="list-style-type: none"> 1330 Atlantic salt meadows (<i>Glauco-Puccinellietalia maritimae</i>) <p>Morecambe Bay is characteristic of saltmarshes in north-west England, with large areas of closely grazed upper marsh. The mid-upper marsh vegetation is strongly dominated by the saltmarsh-grass/fescue <i>Puccinellia/Festuca</i> communities, of which over 1,000 ha occur here, and by smaller areas of saltmarsh rush <i>Juncus gerardii</i> community. NVC type SM18 <i>Juncus maritimus</i> community is also more strongly represented here than elsewhere in England. The plant species include both southern elements, such as lesser centaury</p>	<p>The structure and function (including typical species) of qualifying natural habitats</p> <p>The structure and function of the habitats of qualifying species</p> <p>The supporting processes on which qualifying natural habitats and the habitats of qualifying species rely</p> <p>The populations of qualifying species, and,</p> <p>The distribution of qualifying species within the site.</p>	<p>purposes. Positive management is being secured through NGO reserve management plans, English Nature's Site Management Statements and Coastal Wildlife Enhancement Scheme, the European Marine Site Management Schemes for the Duddon Estuary and Morecambe Bay, and the Duddon Estuary and Morecambe Bay Partnerships. These aim for sustainable use of the site, taking account of other potential threats including commercial fisheries, aggregate extraction, gas exploration, recreation and other activities.</p>	

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	<p>Centaureum pulchellum, and northern elements, such as saltmarsh flat-sedge <i>Blysmus rufus</i> and few-flowered spike-rush <i>Eleocharis quinqueflora</i>.</p> <ul style="list-style-type: none"> 2120 "Shifting dunes along the shoreline with <i>Ammophila arenaria</i> ("white dunes")" <p>Shifting dune vegetation forms a major component of the active sand dune systems at the entrance to Morecambe Bay on Walney Island and the Duddon Estuary at Sandscale Haws. A small area is also present at the entrance to the Wyre. Sandscale Haws supports a mosaic of shifting communities, which form a continuous block around the seaward edge of this site. There are transitions to 2110 Embryonic shifting dunes. The prograding shingle spits at either end of Walney Island support dune systems at South End and North End Haws. Species associated with these shifting dunes include sea holly <i>Eryngium maritimum</i>, sea spurge <i>Euphorbia paralias</i>, Portland spurge <i>Euphorbia portlandica</i> and sea bindweed <i>Calystegia soldanella</i>.</p> <ul style="list-style-type: none"> 2130 "Fixed coastal dunes with herbaceous vegetation ("grey dunes")" * Priority feature <p>Sandscale Haws at the entrance to the Duddon Estuary supports the largest area of calcareous fixed dunes in Cumbria, which contrast with the acidic dunes at the adjacent North End Haws on Walney Island. South End Haws on Walney Island supports a smaller area of fixed dunes. North Walney and Sandscale in particular show well-conserved structure and function. The fixed dunes support a rich plant diversity including wild pansy <i>Viola tricolor</i>, lady's bedstraw <i>Galium verum</i>, common restharrow <i>Ononis repens</i> and the uncommon dune fescue <i>Vulpia membranacea</i> and dune helleborine <i>Epipactis dunensis</i>.</p> <ul style="list-style-type: none"> 2190 Humid dune slacks <p>Dune slacks are particularly well-represented at Sandscale Haws, the largest calcareous dune system in Cumbria. The slacks support a good range of vegetation communities and are very species-rich. Several uncommon species including marsh helleborine <i>Epipactis palustris</i>, dune helleborine <i>Epipactis dunensis</i> and coralroot orchid <i>Corallorhiza trifida</i> occur.</p> <p>Annex I habitats present as a qualifying feature, but not a primary reason for selection of this site</p> <ul style="list-style-type: none"> 1110 Sandbanks which are slightly covered by sea water all the time 1150 Coastal lagoons * Priority feature 1170 Reefs 2110 Embryonic shifting dunes 2150 Atlantic decalcified fixed dunes (<i>Calluno-Ulicetea</i>) * Priority feature 2170 Dunes with <i>Salix repens</i> ssp. <i>argentea</i> (<i>Salicion arenariae</i>) <p>Annex II species that are a primary reason for selection of this site</p> <ul style="list-style-type: none"> 1166 Great crested newt <i>Triturus cristatus</i> <p>The site, located on the southern shore of the Duddon estuary in north-west England, consists of a large sand dune complex containing both permanent and ephemeral waterbodies and man-made scrapes. Breeding colonies of great crested newts are known in approximately 20 of these ponds, and are believed to utilise 200 ha of the 282 ha site, foraging widely over foreshore, yellow dunes, dune-heath and scrub.</p> <p>Note, Sea Lamprey <i>Petromyzon marinus</i>, Twait Shad <i>Alosa fallax</i> and Grey Seal <i>Halichoerus grypus</i> also listed as Annex II species on Natura 2000 Data Form but are not listed on the JNCC website or on the conservation objectives. The Natura 2000 data form is</p>			

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	dated 200305, the conservation objectives are dated 30 June 2014 and the JNCC information is undated.			
<p>Morecambe Bay SPA Area: 37404.6ha Within the AONB</p>	<p>Morecambe Bay is located on the Irish Sea coast of north-west England. It is one of the largest estuarine systems in the UK and is fed by five main river channels (the Leven, Kent, Keer, Lune and Wyre) which drain through the intertidal flats of sand and mud. Mussel <i>Mytilus edulis</i> beds and banks of shingle are present, and locally there are stony outcrops. The whole system is dynamic, with shifting channels and phases of erosion and accretion affecting the estuarine deposits and surrounding saltmarshes. The flats contain an abundant invertebrate fauna that supports many of the waterbirds using the bay. The capacity of the bay to support large numbers of birds derives from these rich intertidal food sources together with adjacent freshwater wetlands, fringing saltmarshes and saline lagoons, as well as dock structures and shingle banks that provide secure roosts at high tide. The site is of European importance throughout the year for a wide range of bird species. In summer, areas of shingle and sand hold breeding populations of terns, whilst very large numbers of geese, ducks and waders not only overwinter, but (especially for waders) also use the site in spring and autumn migration periods. The bay is of particular importance during migration periods for waders moving up the west coast of Britain.</p> <p>This site qualifies under Article 4.1 of the Directive (79/409/EEC) by supporting populations of European importance of the following species listed on Annex I of the Directive:</p> <p>During the breeding season;</p> <p>Little Tern <i>Sterna albifrons</i>, 26 pairs representing at least 1.1% of the breeding population in Great Britain (Count, as at 1994)</p> <p>Sandwich Tern <i>Sterna sandvicensis</i>, 290 pairs representing at least 2.1% of the breeding population in Great Britain (5 year peak mean for 1992 to 1996)</p> <p>Common eider <i>Somateria mollissima</i> (Note, only mentioned on the conservation objectives)</p> <p>Common tern <i>Sterna hirundo</i> (Note, only mentioned on the conservation objectives).</p> <p>Over winter;</p> <ul style="list-style-type: none"> Bar-tailed Godwit <i>Limosa lapponica</i>, 2,611 individuals representing at least 4.9% of the wintering population in Great Britain (5 year peak mean for 1991/92 to 1995/96) Golden Plover <i>Pluvialis apricaria</i>, 4,097 individuals representing at least 1.6% of the wintering population in Great Britain (5 year mean for 1991/92 to 1995/96) <p>This site also qualifies under Article 4.2 of the Directive (79/409/EEC) by supporting populations of European importance of the following migratory species:</p> <p>During the breeding season;</p> <ul style="list-style-type: none"> Herring Gull <i>Larus argentatus</i>, 11,000 pairs representing at least 1.2% of the breeding Northwestern Europe (breeding) and Iceland/Western Europe - breeding population (5 year mean 1992 to 1996) Lesser Black-backed Gull <i>Larus fuscus</i>, 22,000 pairs representing at least 17.7% of the breeding Western Europe/Mediterranean/Western Africa population (5 year mean 1992 to 1996) <p>On passage;</p> <ul style="list-style-type: none"> Ringed Plover <i>Charadrius hiaticula</i>, 693 individuals representing at least 1.4% of the Europe/Northern Africa - wintering population (5 year peak mean for 1991/92 to 1995/96) 	<p>With regard to the SPA and the individual species and/or assemblage of species for which the site has been classified (the 'Qualifying Features'), and subject to natural change;</p> <p>Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the aims of the Wild Birds Directive, by maintaining or restoring;</p> <ul style="list-style-type: none"> The extent and distribution of the habitats of the qualifying features The structure and function of the habitats of the qualifying features The supporting processes on which the habitats of the qualifying features rely The population of each of the qualifying features, and, The distribution of the qualifying features within the site. 	<p>The site is subject to a wide range of pressures such as land-claim for agriculture, overgrazing, dredging, overfishing, industrial uses and unspecified pollution. However, overall the site is relatively robust and many of those pressures have only slight to local effects and are being addressed through Management Plans. The breeding tern interest is very vulnerable and the colony has recently moved to the adjacent Duddon Estuary.</p> <p>Positive management is being secured through management plans for non-governmental organisation reserves, English Nature Site Management Statements, European Marine Site Management Scheme, and the Morecambe Bay Partnership.</p>	<p>Morecambe Bay SSSI</p> <p>Units 1, 2, 4, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16 18, 19, 20, 21, 22, 23, 24, 25, 26 favourable.</p> <p>Unit 3, 17 unfavourable recovering.</p> <p>94.23% favourable, 5.77% unfavourable recovering.</p>

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	<ul style="list-style-type: none"> • Sanderling <i>Calidris alba</i>, 2,466 individuals representing at least 2.5% of the Eastern Atlantic/Western & Southern Africa - wintering population (Count as at May 1995) <p>Over winter;</p> <ul style="list-style-type: none"> • Curlew <i>Numenius arquata</i>, 13,620 individuals representing at least 3.9% of the wintering Europe - breeding population (5 year peak mean for 1991/92 to 1995/96) • Dunlin <i>Calidris alpina alpina</i>, 52,671 individuals representing at least 3.8% of the wintering Northern Siberia/Europe/Western Africa population (5 year peak mean for 1991/92 to 1995/96) • Grey Plover <i>Pluvialis squatarola</i>, 1,813 individuals representing at least 1.2% of the wintering Eastern Atlantic - wintering population (5 year peak mean for 1991/92 to 1995/96) • Knot <i>Calidris canutus</i>, 29,426 individuals representing at least 8.4% of the wintering Northeastern Canada/Greenland/Iceland/Northwestern Europe population (5 year peak mean for 1991/92 to 1995/96) • Oystercatcher <i>Haematopus ostralegus</i>, 47,572 individuals representing at least 5.3% of the wintering Europe& Northern/Western Africa population (5 year peak mean for 1991/92 to 1995/96) • Pink-footed Goose <i>Anser brachyrhynchus</i>, 2,475 individuals representing at least 1.1% of the wintering Eastern Greenland/Iceland/UK population (5 year peak mean for 1991/92 to 1995/96) • Pintail <i>Anas acuta</i>, 2,804 individuals representing at least 4.7% of the wintering Northwestern Europe population (5 year peak mean for 1991/92 to 1995/96) • Redshank <i>Tringa totanus</i>, 6,336 individuals representing at least 4.2% of the wintering Eastern Atlantic - wintering population (5 year peak mean for 1989/90 to 1993/94) • Shelduck <i>Tadorna tadorna</i>, 6,372 individuals representing at least 2.1% of the wintering Northwestern Europe population (5 year peak mean for 1991/92 to 1995/96) • Turnstone <i>Arenaria interpres</i>, 1,583 individuals representing at least 2.3% of the wintering Western Palearctic - wintering population (5 year peak mean for 1991/92 to 1995/96) <p>Assemblage qualification: A seabird assemblage of international importance The area qualifies under Article 4.2 of the Directive (79/409/EEC) by regularly supporting at least 20,000 seabirds During the breeding season, the area regularly supports 61,858 individual seabirds (5 year peak mean for 1991/92 to 1995/96) including: Herring Gull, Lesser Black-backed Gull, Little Tern, Sandwich Tern.</p> <p>Assemblage qualification: A wetland of international importance. The area qualifies under Article 4.2 of the Directive (79/409/EEC) by regularly supporting at least 20,000 waterfowl Over winter, the area regularly supports 210,668 individual waterfowl (5 year peak mean for 1991/92 to 1995/96) including: Great Crested Grebe <i>Podiceps cristatus</i>, Bar-tailed Godwit <i>Limosa lapponica</i>, Pinkfooted Goose <i>Anser brachyrhynchus</i>, Shelduck <i>Tadorna tadorna</i>, Pintail <i>Anas acuta</i>, Oystercatcher <i>Haematopus</i></p>			

Site name and distance from the AONB boundary	Qualifying features	Conservation Objectives	Vulnerabilities	Site Condition Assessment Component SSSIs are listed, as well as a summary of their condition assessment and reason for adverse condition, where appropriate.
	<p><i>ostralegus</i>, Grey Plover <i>Pluvialis squatarola</i>, Knot <i>Calidris canutus</i>, Dunlin <i>Calidris alpina alpina</i>, Curlew <i>Numenius arquata</i>, Golden Plover <i>Pluvialis apricaria</i>, Turnstone <i>Arenaria interpres</i>, Blacktailed Godwit <i>Limosa limosa islandica</i>, Cormorant <i>Phalacrocorax carbo</i>, Wigeon <i>Anas penelope</i>, Teal <i>Anas crecca</i>, Mallard <i>Anas platyrhynchos</i>, Eider <i>Somateria mollissima</i>, Goldeneye <i>Bucephala clangula</i>, Red-breasted Merganser <i>Mergus serrator</i>, Ringed Plover <i>Charadrius hiaticula</i>, Lapwing <i>Vanellus vanellus</i>, Sanderling <i>Calidris alba</i>, Redshank <i>Tringa totanus</i>, Whimbrel <i>Numenius phaeopus</i>.</p>			
<p>Morecambe Bay Ramsar Area: 37404.6ha Within the AONB</p>	<p>Morecambe Bay lies between the coasts of South Cumbria and Lancaashire, and represents the largest continuous intertidal area in Britain. Morecambe Bay comprises the estuaries of five rivers and the accretion of mudflats behind Walney Island. The area is of intertidal mud and sandflats, with associated saltmarshes, shingle beaches and other coastal habitats. It is a component in the chain of west coast estuaries of outstanding importance for passage and overwintering waterfowl (supporting the third-largest number of wintering waterfowl in Britain), and breeding waterfowl, gulls and terns.</p> <p>Ramsar criterion 4 The site is a staging area for migratory waterfowl including internationally important numbers of passage ringed plover <i>Charadrius hiaticula</i>.</p> <p>Ramsar criterion 5 Assemblages of international importance: Species with peak counts in winter: 223709 waterfowl (5 year peak mean 1998/99-2002/2003)</p> <p>Ramsar criterion 6 – species/populations occurring at levels of international importance. Qualifying Species/populations (as identified at designation): Species regularly supported during the breeding season:</p> <ul style="list-style-type: none"> • Lesser black-backed gull <i>Larus fuscus graellsii</i> W Europe/Mediterranean/W Africa 19666 apparently occupied nests, representing an average of 13.3% of the breeding population(Seabird 2000 Census) • Herring gull <i>Larus argentatus argentatus</i>, NW Europe and Iceland/W Europe) 10431 apparently occupied nests, representing an average of 2.8% of the breeding population (Seabird 2000 Census) • Sandwich tern , <i>Sterna (Thalasseus) sandvicensis sandvicensis</i>, W Europe 290 pairs, representing an average of 2.8% of the GB population (5 year mean for 1992 to 1996) <p>Species with peak counts in spring/autumn:</p> <ul style="list-style-type: none"> • Great cormorant <i>Phalacrocorax carbo carbo</i> NW Europe 967 individuals, representing an average of 4.2% of the GB population (5 year peak mean 1998/9-2002/3) • Common shelduck <i>Tadorna tadorna</i> NW Europe 7032 individuals, representing an average of 2.3% of the population (5 year peak mean 1998/9-2002/3) • Northern pintail <i>Anas acuta</i>, NW Europe 3743 individuals, representing an average of 6.2% of the population (5 year peak mean 1998/9-2002/3) 	None listed in RIS	None listed in RIS	<p>Morecambe Bay SSSI Units 1, 2, 4, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16 18, 19, 20, 21, 22, 23, 24, 25, 26 favourable. Unit 3, 17 unfavourable recovering. 94.23% favourable, 5.77% unfavourable recovering.</p>

Site name and distance from the AONB boundary	Qualifying features	Conservation Objectives	Vulnerabilities	Site Condition Assessment Component SSSIs are listed, as well as a summary of their condition assessment and reason for adverse condition, where appropriate.
	<ul style="list-style-type: none"> • Common eider <i>Somateria mollissima mollissima</i>, NW Europe 5657 individuals, representing an average of 7.7% of the GB population (5 year peak mean 1998/9-2002/3) • Eurasian oystercatcher <i>Haematopus ostralegus ostralegus</i>, Europe & NW Africa – wintering 66577 individuals, representing an average of 6.5% of the population (5 year peak mean 1998/9-2002/3) • Ringed plover <i>Charadrius hiaticula</i>, Europe/Northwest Africa 1041 individuals, representing an average of 1.4% of the population (5 year peak mean 1998/9-2002/3) • Grey plover <i>Pluvialis squatarola</i>, E Atlantic/W Africa –wintering 1655 individuals, representing an average of 3.1% of the GB population (5 year peak mean 1998/9-2002/3) • Sanderling <i>Calidris alba</i>, Eastern Atlantic 703 individuals, representing an average of 3.4% of the GB population (5 year peak mean 1998/9-2002/3 - spring peak) • Eurasian curlew <i>Numenius arquata arquata</i>, <i>N.a. arquata</i> Europe (breeding) 20018 individuals, representing an average of 4.7% of the population (5 year peak mean 1998/9-2002/3) • Common redshank <i>Tringa totanus totanus</i>, 8816 individuals, representing an average of 3.5% of the population (5 year peak mean 1998/9-2002/3) • Ruddy turnstone <i>Arenaria interpres interpres</i>, NE Canada, Greenland/W Europe & NW Africa 1371 individuals, representing an average of 1.4% of the population (5 year peak mean 1998/9-2002/3) • Lesser black-backed gull <i>Larus fuscus graellsii</i>, 40393 individuals, representing an average of 7.6% of the population (5 year peak mean 1998/9-2002/3) <p>Species with peak counts in winter:</p> <ul style="list-style-type: none"> • Great crested grebe <i>Podiceps cristatus cristatus</i>, NW Europe 217 individuals, representing an average of 1.3% of the GB population (5 year peak mean 1998/9-2002/3) • Pink-footed goose <i>Anser brachyrhynchus</i>, Greenland, Iceland/UK 3665 individuals, representing an average of 1.5% of the population (5 year peak mean 1998/9-2002/3) • Eurasian wigeon <i>Anas penelope</i>, NW Europe 6133 individuals, representing an average of 1.5% of the GB population (5 year peak mean 1998/9-2002/3) • Common goldeneye <i>Bucephala clangula clangula</i>, NW & C Europe 285 individuals, representing an average of 1.1% of the GB population (5 year peak mean 1998/9-2002/3) • Red-breasted merganser <i>Mergus serrator</i>, NW & C Europe 327 individuals, representing an average of 3.3% of the GB population (5 year peak mean 1998/9-2002/3) • European golden plover <i>Pluvialis apricaria apricaria</i>, <i>P. a. altifrons</i> Iceland & Faroes/E Atlantic 4073 individuals, representing an average of 1.6% of the GB population (5 year peak mean 1998/9-2002/3) • Northern lapwing <i>Vanellus vanellus</i>, Europe – breeding 16492 individuals, representing an average of 1% of the GB population (5 year peak mean 1998/9-2002/3) 			

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	<ul style="list-style-type: none"> Red knot <i>Calidris canutus islandica</i>, W & Southern Africa (wintering) 66335 individuals, representing an average of 14.7% of the population (5 year peak mean 1998/9-2002/3) Dunlin <i>Calidris alpina alpina</i>, W Siberia/W Europe 26416 individuals, representing an average of 1.9% of the population (5 year peak mean 1998/9-2002/3) Bar-tailed godwit <i>Limosa lapponica lapponica</i>, W Palearctic 4579 individuals, representing an average of 3.8% of the population (5 year peak mean 1998/9-2002/3) 			
<p>Leighton Moss SPA Area 128.61ha Within the AONB</p>	<p>The site qualifies under Article 4.1 of the Directive (79/409/EEC) by supporting populations of European importance of the following species listed on Annex I of the Directive:</p> <p>During the breeding season;</p> <p>Bittern <i>Botaurus stellaris</i>, 4 individuals representing at least 10% of the breeding population in Great Britain.</p> <p>Marsh harrier <i>Circus aeruginosus</i>, 2 pairs representing at least 1.3% of the breeding population in Great Britain</p> <p>Over winter;</p> <p>Bittern, 8 individuals representing at least 8% of the wintering population in Great Britain.</p>	<p>With regard to the SPA and the individual species and/or assemblage of species for which the site has been classified (the 'Qualifying Features'), and subject to natural change;</p> <p>Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the aims of the Wild Birds Directive, by maintaining or restoring;</p> <ul style="list-style-type: none"> The extent and distribution of the habitats of the qualifying features The structure and function of the habitats of the qualifying features The supporting processes on which the habitats of the qualifying features rely The population of each of the qualifying features, and, The distribution of the qualifying features within the site. 	<p>Leighton Moss is the largest reedbed in North West England and is vulnerable to changes in water quality and water levels. Since the establishment of a reserve at Leighton Moss in 1964 the RSPB has raised water levels and actively managed the site in order to maintain and enhance its Phragmites dominated fen and open water to provide optimum conditions for its nationally important reedbed birds. This has involved water level management, ditch maintenance work, the coppicing and control of invading willow scrub, as well as the annual rotational cutting of reedbeds. The decline of booming bitterns on the site, reflecting a national trend, has been halted through detailed research and improved management of the site. This management, which also benefits other birds on the site, has involved further refinement of reedbed management and the manipulation of the reed/open water interface and with increased water level control.</p> <p>The maintenance of a high quality spring fed water supply is important and although there are few opportunities for this to become polluted within the catchment, agricultural run-off from land immediately adjacent to the reserve has been identified as a potential hazard in recent years. Initiatives are currently being initiated to reduce/remove this threat by the EA.</p>	<p>Leighton Moss SSSI</p> <p>Units 1 and 2 unfavourable recovering. 100% unfavourable recovering.</p>

Site name and distance from the AONB boundary	Qualifying features	Conservation Objectives	Vulnerabilities	Site Condition Assessment Component SSSIs are listed, as well as a summary of their condition assessment and reason for adverse condition, where appropriate.
			The Moss is also susceptible to saline intrusion upstream of its tidal sluice from Morecambe Bay. This is potentially one of the most damaging threats to the reserve, there having been three inundations since 1964 caused by gales pushing in unusually high 10 metre tides. Fortunately these have occurred during the winter when the vegetation has been dormant and as such the effects have only been minor. It is proposed that the lowest point of the sea wall next to the tidal sluice be raised when strengthening the Quaker Stang sea defences, taking into account predicted sea level rise due to global warming in order to improve the tidal defences in the area.	
Leighton Moss Ramsar Area 128.61ha Within the AONB	Leighton Moss is the largest reedbed in north-west England and is situated on the eastern edge of Morecambe Bay in Lancashire. Large areas of open water are surrounded by extensive reedbeds in which areas of willow scrub and mixed fen vegetation also occur. A typical and varied fen flora has developed in part, whilst the reedbed shows all stages of seral transition from open water through to woodland. Ramsar criterion 1 An example of large reedbed habitat characteristic of the biogeographical region. The reedbeds are of particular importance as a northern outpost for breeding populations of bittern, marsh harrier and bearded tit <i>Panurus biarmicus</i> . Ramsar criterion 3 The site supports a range of breeding birds including bittern, marsh harrier and bearded tit. Species occurring in nationally important numbers outside the breeding season include northern shoveler <i>Anas clypeata</i> and water rail <i>Rallus aquaticus</i> .	None listed in RIS	Sedimentation/siltation – Natural processes causing sedimentation. This results in increased turbidity and loss of aquatic flora and subsequently decreased quality of bittern habitat. Pollution – pesticides/agricultural runoff – Slurry from adjacent dairy farm and inorganic compounds from other agricultural sources.	Leighton Moss SSSI Units 1 and 2 unfavourable recovering. 100% unfavourable recovering.
Duddon Mosses SAC Area 313.07ha 17.8 km from AONB	Annex I habitats that are a primary reason for selection of this site: <ul style="list-style-type: none"> 7110 Active raised bogs <p>This complex in north-west England is found in the plain of the Duddon estuary. In the southern part of the complex, where there are transitions from saltmarsh to bog, the vegetation is rich in the rare <i>Sphagnum pulchrum</i>. Further north a variety of raised bog conditions can be observed, from hand-cut and vigorously regenerating cuttings, to domes of uncut bog, which display significant areas of actively-growing bog vegetation.</p> <ul style="list-style-type: none"> 7120 Degraded raised bogs still capable of natural regeneration <p>This bog complex is within the tributary plains of the Duddon estuary in south Cumbria. The contiguity of the original peat domes has been severed by road construction and agricultural conversion. On some of the component bogs peatcutting has left a drained surface which is now only partially 7110 active raised bog. The degraded raised bog is mostly dominated by purple moor grass <i>Molinia caerulea</i>, although pockets of raised bog plants including bog-mosses <i>Sphagnum</i> spp. offer good prospects for regeneration provided the hydrology is</p>	With regard to the SAC and the natural habitats and/or species for which the site has been designated (the 'Qualifying Features'), and subject to natural change; Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring;	Past drainage for peat extraction has lowered the water table and allowed scrub to spread across the mosses. The majority of landowners have management agreements with English Nature to allow restoration work. A programme of scrub removal and ditch-blocking is being undertaken, with positive results.	Duddon Mosses SSSI Units 1 and 18 favourable (Unit 18 not within SAC). Units 2, 5, 7, 11, 12, 13, 19, 20, 21, 22, 23, 25, 28 Unfavourable recovering. Units 3, 4, 6, 9, 10, 14, 16, 24, 26 Unfavourable declining due mainly to the habitats being too dry. Units 8, 15, 17 and 27 Unfavourable no change (Unit 17 not within SAC). 4.51% favourable, 50.73% unfavourable recovering, 9.91% unfavourable no change, 34.84% unfavourable declining.

Site name and distance from the AONB boundary	Qualifying features	Conservation Objectives	Vulnerabilities	Site Condition Assessment Component SSSIs are listed, as well as a summary of their condition assessment and reason for adverse condition, where appropriate.
	<p>repaired. Degraded bog also occurs around the edges of discrete domes of active bog due to deep regional drainage and agricultural use of the surrounding land. There is no present-day peat-extraction on this site.</p>	<ul style="list-style-type: none"> The extent and distribution of qualifying natural habitats The structure and function (including typical species) of qualifying natural habitats, and The supporting processes on which qualifying natural habitats rely. 		
<p>Subberthwaite Blawith and Torver Low Commons SAC Area 1865.17ha 17.3 km from AONB</p>	<p>Annex I habitats that are a primary reason for selection of this site:</p> <ul style="list-style-type: none"> 7140 Transition mires and quaking bogs <p>This site in south-west Cumbria supports some of the best examples of Transition mires and quaking bogs in the UK, with over 200 mires on a broad hilly plateau. The mires are dominated by tall sedges and rushes with mixed herbs, over a ground layer of bog-mosses <i>Sphagnum</i> spp. and feather-mosses including <i>Calliergon cuspidatum</i>. Twenty-six NVC types are represented, including M4 <i>Carex rostrata</i> – <i>Sphagnum recurvum</i> mire, M9 <i>Carex rostrata</i> – <i>Calliergon cuspidatum/giganteum</i> mire, and S27 <i>Carex rostrata</i> – <i>Potentilla palustris</i> tall-herb fen.</p> <p>Annex I habitats present as a qualifying feature, but not a primary reason for selection of this site:</p> <ul style="list-style-type: none"> 7150 Depressions on peat substrates of the <i>Rhynchosporion</i> 	<p>With regard to the SAC and the natural habitats and/or species for which the site has been designated (the 'Qualifying Features'), and subject to natural change;</p> <p>Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring;</p> <ul style="list-style-type: none"> The extent and distribution of the qualifying natural habitats The structure and function (including typical species) of the qualifying natural habitats, and, The supporting processes on which the qualifying natural habitats rely. 	<p>This site comprises a complex mosaic of over 200 discrete mires set within an agriculturally unimproved landscape. The mires are at or near favourable condition and would only be threatened by intensification of land-use on the surrounding commons or by interference with the site hydrology. There is a good liaison with a commoners association over part of the site. Lowland heath is not listed as a SAC feature on the site because of its degraded, unfavourable condition. Heathland may be inhibited from recovery by the livestock management regime but at current livestock levels this is not believed to be affecting the mire interest.</p>	<p>Subberthwaite Blawith and Torver Low Commons SSSI</p> <p>Units 1 – 10 favourable. 100% favourable.</p>
<p>Roudsea Wood and Mosses SAC Area 470.45ha 8 km from AONB</p>	<p>Annex I habitats that are a primary reason for selection of this site:</p> <ul style="list-style-type: none"> 7110 Active raised bogs * Priority feature <p>Roudsea consists of a complex of raised bogs on the northern shore of Morecambe Bay in north-west England. Although the majority of the complex has undergone extensive drainage in the past, with domestic peat-cutting around the margins, drainage was abandoned many years ago and much of the area has recovered to a considerable degree. Less than 20% of the site is classified as 7120 degraded raised bog. Within the site there are transitions between acid bog and limestone woodland, with a number of scarce plant species including the rare large yellow-sedge <i>Carex flava</i>.</p>	<p>With regard to the SAC and the natural habitats and/or species for which the site has been designated (the 'Qualifying Features' listed below), and subject to natural change;</p> <p>Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the</p>	<p>In the latter part of the 20th century, coppicing of the woodland ceased and lower water tables on the bogs, caused by drainage for peat-cutting, had allowed scrub to spread across them. Most of the site is now managed as a National Nature Reserve. Woodland management is carried out and much scrub has been cleared from Deer Dike Moss and</p>	<p>Roudsea Wood and Mosses SSSI</p> <p>Unit 1, 6, 7, 8, 12 unfavourable recovering Units 2, 3, 9, 11 unfavourable declining due to bog vegetation being shaded out by conifers (units 2 and 11); poor understorey cover due to deer browsing (unit 9); unfavourable hydrology resulting in lack of desired vegetation communities (unit 3). Unit 10 favourable.</p>

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	<ul style="list-style-type: none"> 7120 Degraded raised bogs still capable of natural regeneration <p>This is a complex of raised bogs on the northern shore of Morecambe Bay in north-west England. Although the majority of the complex has undergone extensive drainage in the past, with domestic peat-cutting around the margins, drainage was abandoned many years ago and peat-formation has resumed over much of its area. Less than 20% of the site is classified as degraded raised bog. Within the site there are transitions between acid bog and limestone woodland, with a number of scarce plant species including the rare yellow sedge <i>Carex flava</i>.</p> <ul style="list-style-type: none"> 9180 Tilio-Acerion forests of slopes, screes and ravines * Priority feature <p>Woodland at Roudsea, with others within the nearby Morecambe Bay Pavements, represents Tilio-Acerion forests on Carboniferous limestone in north-west England. Although close to the northern limit of lime distribution, the ash <i>Fraxinus excelsior</i>-dominated woodland around Morecambe Bay contains many patches of small-leaved lime <i>Tilia cordata</i>, which survive sometimes with elm <i>Ulmus</i> spp., often along outcrop edges. There is a rich assemblage of rare species, including fingered sedge <i>Carex digitata</i>. A notable feature of this wood is the sudden vegetation change across the boundaries between the limestone, where the Tilio-Acerion occurs, and acid peats or Silurian slates.</p> <ul style="list-style-type: none"> 91J0 <i>Taxus baccata</i> woods of the British Isles * Priority feature <p>The yew <i>Taxus baccata</i> woods of Roudsea Wood have strong similarities with the yew stands at the nearby Morecambe Bay Pavements. They are both on the northern Carboniferous Limestone, and as in the Wye Valley yew occurs both as dense groves and as scattered trees in the understorey of ash or ash-elm <i>Fraxinus-Ulmus</i> woodland.</p>	<p>site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring;</p> <ul style="list-style-type: none"> The extent and distribution of qualifying natural habitats The structure and function (including typical species) of qualifying natural habitats, and The supporting processes on which qualifying natural habitats rely. 	<p>ditches blocked to allow regeneration of the bog vegetation. Management of the southern bog, recently added to the National Nature Reserve, has been addressed in the management plan.</p>	<p>2.35& favourable, 78.37% unfavourable recovering, 19.28% unfavourable declining.</p>
<p>Witherslack Mosses SAC Area 486.53ha 0.7 km from AONB</p>	<p>Annex I habitats that are a primary reason for selection of this site:</p> <ul style="list-style-type: none"> 7110 Active raised bogs * Priority feature <p>Meathop Moss, Nichols Moss and Foulshaw Moss are remnants of a formerly interconnected peat body on the west side of the Kent estuary, on its coastal plain. All retain some of the original dome structure, though each has been at least in part degraded by peat-cutting around the edges and by commercial forestry on Foulshaw Moss. Although restricted in area on Foulshaw Moss, each site contains good examples of NVC type M18a <i>Erica tetralix</i> – <i>Sphagnum papillosum</i> raised and blanket mire, <i>Sphagnum magellanicum</i> – <i>Andromeda polifolia</i> sub-community. Most of Foulshaw Moss is classified as 7120 degraded raised bog.</p> <ul style="list-style-type: none"> 7120 Degraded raised bogs still capable of natural regeneration <p>Meathop Moss, Nichols Moss and Foulshaw Moss are remnants of a formerly interconnected peat body on the west side of the Kent estuary, on its coastal plain. All retain some of the original dome structure, though each has been at least in part degraded by peat-cutting around the edges and by commercial forestry on Foulshaw Moss. Degraded raised bog predominates on Foulshaw Moss and is present around the edges on the other two, but each site contains good examples of 7110 Active raised bogs as NVC type M18a <i>Erica tetralix</i> – <i>Sphagnum papillosum</i> raised and blanket mire, <i>Sphagnum magellanicum</i> – <i>Andromeda polifolia</i> sub-community. The forestry plantations are now being removed from Foulshaw Moss.</p>	<p>With regard to the SAC and the natural habitats and/or species for which the site has been designated (the 'Qualifying Features' listed below), and subject to natural change;</p> <p>Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring;</p> <ul style="list-style-type: none"> The extent and distribution of the qualifying natural habitats The structure and function (including typical species) of the qualifying natural habitats, and, The supporting processes on which the 	<p>Past drainage for peat extraction and forestry has lowered the water table and allowed scrub to spread across the mosses. A programme of restoration works is in place on two of the mosses, and a management plan has been completed for major works on the third.</p>	<p>Foulshaw Moss SSSI Units 1, 2, 3, 4, 7, 9, 13, 14 unfavourable recovering Units 5, 6 unfavourable declining due to inappropriate water levels. Units 8, 10, 11, 12 unfavourable no change due to inappropriate water levels. 91.91% unfavourable recovering, 6.11% unfavourable no change, 2.59% unfavourable declining.</p> <p>Meathop Moss SSSI Unit 4 unfavourable recovering. 100% unfavourable recovering.</p> <p>Nichols Moss SSSI Units 1, 2, 5, 6, 7, 8, 13, 18, 19, 20, 21, 22, 23, 24 unfavourable declining due to invasive species, bog and vegetation structural features, active drainage, cover of bog indicator species, cover of indicator bogmosses and tree cover. Units 3, 9, 10, 15, 16, 17, 25 unfavourable no change due to invasive species, bog and vegetation structural features, active</p>

Site name and distance from the AONB boundary	Qualifying features	Conservation Objectives	Vulnerabilities	Site Condition Assessment Component SSSIs are listed, as well as a summary of their condition assessment and reason for adverse condition, where appropriate.
		qualifying natural habitats rely.		drainage, cover of bog indicator species, cover of indicator bogmosses and tree cover, as well as lack of appropriate management (unit 16), deer browsing (unit 15). Units 4, 11, 12, 26 favourable 21.19% favourable, 19.02% unfavourable no change, 59.78% unfavourable declining.
River Kent SAC Area 109.12ha 5.6 km from AONB	<p>Annex I habitats present as a qualifying feature, but not a primary reason for selection of this site</p> <ul style="list-style-type: none"> 3260 Water courses of plain to montane levels with the Ranunculion fluitantis and Callitriche-Batrachion vegetation <p>Annex II species that are a primary reason for selection of this site</p> <ul style="list-style-type: none"> 1092 White-clawed (or Atlantic stream) crayfish <i>Austropotamobius pallipes</i> <p>The Kent is a river of upland character in southern Cumbria. Densities of white-clawed crayfish <i>Austropotamobius pallipes</i> are very high throughout much of the Kent system (particularly in the tributaries), perhaps higher than anywhere else in England.</p> <p>Annex II species present as a qualifying feature, but not a primary reason for site selection</p> <ul style="list-style-type: none"> 1029 Freshwater pearl mussel <i>Margaritifera margaritifera</i> 1163 Bullhead <i>Cottus gobio</i> 	The maintenance of breeding and nursery areas for the species on this site depends on the habitat quality of streams and their margins. Some areas of the site suffer from poor habitat quality. The intention is to address this through implementation of habitat improvement schemes. The impact of point-discharges on water quality will be reviewed and action proposed where necessary. A particular problem on this site and affecting white-clawed crayfish is incidents of pyrethroid sheep-dip pollution of watercourses. These are currently under investigation. The dwindling population of freshwater pearl mussels needs to be investigated in relation to the factors affecting its recruitment and structure. A management plan will be developed for the part of the catchment supporting this species.	With regard to the SAC and the natural habitats and/or species for which the site has been designated (the 'Qualifying Features'), and subject to natural change; Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring; <ul style="list-style-type: none"> The extent and distribution of qualifying natural habitats and habitats of qualifying species The structure and function (including typical species) of qualifying natural habitats The structure and function of the habitats of qualifying species The supporting processes on which qualifying natural habitats and the habitats of qualifying species rely The populations of qualifying species, and, The distribution of qualifying species within the site. 	<p>River Kent and Tributaries SSSI</p> <p>Units 101, 102, 103, 107, 111 unfavourable no change due to water abstraction/pollution and overgrazing.</p> <p>Units 104, 105, 106, 109, 110, 112, 113, 114, 115 unfavourable recovering.</p> <p>Unit 108 favourable.</p> <p>0.37% favourable, 83.37% unfavourable recovering, 16.26% unfavourable no change.</p>
Calf Hill and Cragg Woods SAC 10.3 km from AONB boundary Area 34.43ha	<p>Annex I habitats that are a primary reason for selection of this site</p> <ul style="list-style-type: none"> 91A0 Old sessile oak woods with <i>Ilex</i> and <i>Blechnum</i> in the British Isles <p>These old sessile oak woods occupy north- and south-facing slopes of a valley on millstone grit. Oak dominates in the canopy with birch <i>Betula</i> sp., rowan <i>Sorbus aucuparia</i> and holly <i>Ilex aquifolium</i>. The ground flora ranges from areas of abundant bilberry <i>Vaccinium</i></p>	With regard to the SAC and the natural habitats and/or species for which the site has been designated (the 'Qualifying Features'), and subject to natural change;	Calf Hill and Cragg Woods support one of the most extensive stands of upland oak woodland in Lancashire, in addition to a well-developed alder/ash woodland on lower flushed slopes along the valley bottom. Currently there is limited intervention	<p>Calf Hill and Cragg Woods SSSI</p> <p>Units 1, 2, 3 favourable 100% favourable</p>

Site name and distance from the AONB boundary	Qualifying features	Conservation Objectives	Vulnerabilities	Site Condition Assessment Component SSSIs are listed, as well as a summary of their condition assessment and reason for adverse condition, where appropriate.
	<p>myrtillus, through grassy areas, to rich moss carpets. Small areas of alder <i>Alnus glutinosa</i> flushes also occur.</p> <p>Annex I habitats present as a qualifying feature, but not a primary reason for selection of this site</p> <ul style="list-style-type: none"> 91E0 Alluvial forests with <i>Alnus glutinosa</i> and <i>Fraxinus excelsior</i> (Alno-Padion, <i>Alnion incanae</i>, <i>Salicion albae</i>) * Priority feature 	<p>Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring;</p> <ul style="list-style-type: none"> The extent and distribution of qualifying natural habitats The structure and function (including typical species) of qualifying natural habitats, and The supporting processes on which qualifying natural habitats rely. 	<p>in land-use/management terms. There is also no immediate need for woodland management in order to safeguard the interest of the site. However, in the long-term it would be desirable to repair some of the walls/fences at the far eastern most end of Calf Hill Wood in order to control sheep grazing from the adjacent fell. Some grazing is considered desirable (to help maintain the diversity of the ground flora) but it would be beneficial to be able to exclude sheep altogether for certain times of the year, or altogether for a limited period in order to encourage natural regeneration. In addition, since the canopy of the oak woodland is fairly dense and natural regeneration is quite limited, it would be desirable over the long-term to instigate small-scale selective fellings/silvicultural thinning, whilst felling a small stand of planted larch/pine (<0.5 ha) and replacing it with oak/birch.</p> <p>The Abbeystead's woodland management proposals for the woodland complex as a whole already recognise these problems and do not conflict with nature conservation objectives for the site. In fact, it is hoped that repairs to fences/walls at the easternmost end of Calf Hill Wood will be undertaken in the next few years, whilst a programme of selective woodland thinning and small fellings will be instigated in the not too distant future under WGS.</p>	
<p>Yewbarrow Woods SAC 11.3 km from AONB boundary Area 112.89ha</p>	<p>Annex I habitats that are a primary reason for selection of this site</p> <ul style="list-style-type: none"> 91J0 <i>Taxus baccata</i> woods of the British Isles * Priority feature <p>Extensive yew <i>Taxus baccata</i> groves occur on the slopes and crags of Yewbarrow in association with 91A0 old sessile oak woods and invasive beech <i>Fagus sylvatica</i> stands on acidic substrates. Over much of the site, where light conditions allow, grasses such as wavy hair-grass <i>Deschampsia flexuosa</i> and creeping soft-grass <i>Holcus mollis</i> predominate with bracken <i>Pteridium aquilinum</i>. There are also some base-rich flushes along the stream-sides.</p>	<p>With regard to the SAC and the natural habitats and/or species for which the site has been designated (the 'Qualifying Features'), and subject to natural change;</p> <p>Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the</p>	<p>Although lack of regeneration at Yewbarrow is a problem resulting from browsing by deer, woodland grants have been given in recent years to encourage regeneration of native trees, together with funding for stockproof fencing. Estimates of areas covered by yew, juniper and</p>	<p>Yewbarrow Woods SSSI</p> <p>Units 1, 2, 4, 5 unfavourable recovering Unit 3 favourable 25.47% favourable, 74.53% unfavourable recovering</p>

Site name and distance from the AONB boundary	Qualifying features	Conservation Objectives	Vulnerabilities	Site Condition Assessment Component SSSIs are listed, as well as a summary of their condition assessment and reason for adverse condition, where appropriate.
	<p>Annex I habitats present as a qualifying feature, but not a primary reason for selection of this site</p> <ul style="list-style-type: none"> 5130 Juniperus communis formations on heaths or calcareous grasslands 91A0 Old sessile oak woods with Ilex and Blechnum in the British Isles 	<p>site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring;</p> <ul style="list-style-type: none"> The extent and distribution of qualifying natural habitats The structure and function (including typical species) of qualifying natural habitats, and The supporting processes on which qualifying natural habitats rely 	<p>heath will be checked the next time the site is surveyed.</p>	
<p>Bowland Fells SPA 10.2 km from AONB boundary Area 16002.31ha</p>	<p>The Bowland Fells are an extensive upland area in Lancashire, in north-west England. It forms a western outlier of the Pennines, with summits mostly in the range 450-550 m. The geology is millstone grit-capped fells overlying softer Bowland shales, resulting in predominantly acidic vegetation types. The major habitats are heather-dominated moorland and blanket mire. It is important for its upland breeding birds, especially breeding Merlin Falco columbarius and Hen Harrier Circus cyaneus.</p> <p>This site qualifies under Article 4.1 of the Directive (79/409/EEC) by supporting populations of European importance of the following species listed on Annex I of the Directive:</p> <p>During the breeding season;</p> <ul style="list-style-type: none"> Hen Harrier Circus cyaneus, 13 pairs representing up to 2.6% of the breeding population in Great Britain (Three year mean 1995-1997). Merlin Falco columbarius, 20 pairs representing up to 1.5% of the breeding population in Great Britain (Three year mean, 1994-1996). <p>This site also qualifies under Article 4.2 of the Directive (79/409/EEC) by supporting populations of European importance of the following migratory species:</p> <p>During the breeding season;</p> <ul style="list-style-type: none"> Lesser Black-backed Gull Larus fuscus, 13,900 pairs representing up to 11.2% of the breeding Western Europe/Mediterranean/Western Africa population (Minimum 1998; 13,900-16,300 pairs). 	<p>With regard to the SPA and the individual species and/or assemblage of species for which the site has been classified (the 'Qualifying Features' listed below), and subject to natural change;</p> <p>Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the aims of the Wild Birds Directive, by maintaining or restoring;</p> <ul style="list-style-type: none"> The extent and distribution of the habitats of the qualifying features The structure and function of the habitats of the qualifying features The supporting processes on which the habitats of the qualifying features rely The population of each of the qualifying features, and, The distribution of the qualifying features within the site. 	<p>The expansive blanket bog and heather dominated moorland provides suitable habitat for a diverse range of upland breeding birds. Favourable nature conservation status of the site depends on appropriate levels of sheep grazing, sympathetic moorland burning practice, sensitive water catchment land management practices and on going species protection. Since designation as an SPA, many localised problems of over-grazing have been controlled through management agreements or the Countryside Stewardship Scheme. To date approximately 20% of SPA is under Section 15 management agreements and Countryside Stewardship to stimulate heather regeneration in order to produce better moorland for grouse and raptors alike. Burning plans and stocking levels have also been agreed for all other areas of the SPA through Site Management Statements, whilst problems of raptor persecution continues to be addressed by the RSPB in conjunction with North West Water,</p>	<p>Bowland Fells SSSI</p> <p>Units 1, 9 favourable</p> <p>Units 2, 3, 4, 7, 8, 10, 11, 12, 13, 14, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36 unfavourable recovering</p> <p>Units 5, 6, 15 unfavourable declining due to low numbers of lesser black backed gulls recorded in 2012.</p> <p>5.29% favourable, 80.11% unfavourable recovering, 14.61% unfavourable declining.iit</p>

Site name and distance from the AONB boundary	Qualifying features	Conservation Objectives	Vulnerabilities	Site Condition Assessment Component SSSIs are listed, as well as a summary of their condition assessment and reason for adverse condition, where appropriate.
			English Nature and Lancashire Constabulary.	

Definitions of terms:

Favourable: The designated feature(s) within a unit are being adequately conserved and the results from monitoring demonstrate that the feature(s) in the unit are meeting all the mandatory site specific monitoring targets set out in the FCT. The FCT sets the minimum standard for favourable condition for the designated features and there may be scope for the further (voluntary) enhancement of the features / unit. A unit can only be considered favourable when all the component designated features are favourable.

Unfavourable recovering: Often known simply as 'recovering'. Units/features are not yet fully conserved but all the necessary management mechanisms are in place. At least one of the designated feature(s) mandatory attributes are not meeting their targets (as set out in the site specific FCT). Provided that the recovery work is sustained, the unit/feature will reach favourable condition in time.

Unfavourable declining: The unit/feature is not being conserved and will not reach favourable condition unless there are changes to site management or external pressures. The site condition is becoming progressively worse, and this is reflected in the results of monitoring over time, with at least one of the designated features mandatory attributes not meeting its target (as set out in the site specific FCT) with the results moving further away from the desired state. The longer the SSSI unit remains in this poor condition, the more difficult it will be, in general, to achieve recovery.

Appendix B

Functionally Linked Land Desk Study

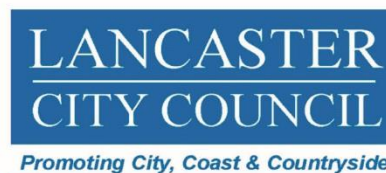
Arnside & Silverdale Area of Outstanding Natural Beauty (AONB)
Development Plan Document (DPD)



Interim Consultation Statement

November 2016

www.lancaster.gov.uk
www.southlakeland.gov.uk



Contents

1	Introduction.....	2
2	Who we have engaged	4
3	How we have engaged.....	8
4	Key issues raised through engagement process.....	13
5	Next Steps	16
	Appendix 1 - Duty to Co-operate bodies	17
	Appendix 2 - Housing Needs Survey Questionnaire.....	18
	Appendix 3 - Call for Sites Site Suggestion Form.....	24
	Appendix 4 – Summary of responses to Issues and Options and Extra Sites Consultations.....	32
	Appendix 5 - Main issues raised at Issues and Options Stage Drop-in Events.....	33
	Appendix 6 - Main issues raised about the Site Assessment Methodology and how we responded.....	37
	Appendix 7 - Main issues raised about the draft Sustainability Appraisal Scoping Report and how we responded.....	38
	Appendix 8 – Record of Workshop with Infrastructure Providers.....	39

1 Introduction

- 1.1 This document sets out how South Lakeland District Council (SLDC) and Lancaster City Council (LCC), with the support of Arnsdale & Silverdale AONB Partnership, have involved the community and relevant organisations in the early stages of the preparation of the Arnsdale & Silverdale Area of Outstanding Natural Beauty Development Plan Document (AONB DPD). It shows how we have complied with **Regulation 25 of the Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008** and how we have undertaken engagement in accordance with the 2008 Regulations. The AONB DPD is being produced by both Local Planning Authorities with involvement from the AONB Partnership. The AONB DPD will identify sites for new housing and employment to meet local needs and will set out planning policies to ensure that development reflects the AONB designation. The DPD will form part of both authorities' Local Plans. All documents, reports and response referred to in this document are available on the Councils' websites and the AONB Partnership's website.
- 1.2 The engagement processes for the early stages of the development of the AONB DPD has been guided by [South Lakeland District Council's Statement of Community Involvement \(SCI\)](#) and [Lancaster City Statement of Community Involvement \(SCI\)](#). Table 1 below shows how we have conformed to our respective SCIs in the development of the AONB DPD.

Table 1: SCI requirements vs. Consultation Methods Used			
Consultation Method	South Lakeland SCI requirement for early consultation on DPDs?	Lancaster City SCI requirement for early consultation on DPDs	Undertaken for early stage AONB DPD consultation?
Making consultation documents available at Council Offices and local libraries	✓	✓	✓
Documents available on the Council's website and electronic consultation response options	✓	✓	✓
Using local press, TV and radio	✓	✓	✓
Using existing channels / networks	✓	✓	✓
Key stakeholder groups	✓	✓	✓
Issuing a questionnaire	X	✓	✓
Exhibitions, leaflets and/or posters	X	X	X
Focus Groups	X	X	X

- 1.3 As a key stage in the early preparation of the AONB DPD, the public were invited to comment on an Issues and Options Discussion Paper between Friday 6 November 2015 and 5pm Friday 18 December 2015. The Issues and Options document set out a series of questions, seeking feedback on options for the topics to be covered by the DPD, the direction of policies and on sites that had been put forward for consideration for development or protection. As a result of this consultation, new sites were suggested for consideration and a further 6-week period of consultation was allowed for people to comment on them.
- 1.4 Prior to the Issues and Options consultation, the public and other stakeholders were engaged in a range of evidence gathering exercises. These included:
- Housing Needs Survey;
 - Call for Sites;
 - Site Assessment Methodology; and
 - Sustainability Appraisal Scoping Report.
- 1.5 This Interim Consultation Statement provides a summary of:
- Which bodies and persons we have engaged with in the plan preparation;
 - How these bodies and persons have been engaged;
 - A summary of the main issues raised by these bodies and persons; and
 - The next steps for community and stakeholder engagement.
- 1.6 The main aims of our engagement so far have been to:
- **Promote awareness** of the need to create a DPD for the AONB and how this fits in with the South Lakeland Local Plan and Lancaster City Local Plans;
 - **Highlight** and raise awareness of the limitations of the plan;
 - **Encourage people to comment online/by post;**
 - Promote awareness of and **encourage stakeholders to attend meetings;**
 - **Gather people's views** on suggested sites, issues to be addressed and and policy topics;
 - **Explain** to people how and when their comments will be **taken into account** and when they can expect **feedback;**
 - **Explain** the remaining **stages** in preparing the **development plan document** and further opportunities to comment.

Duty to Co-operate

- 1.7 When producing a Development Plan Document, Section 33A of the 2011 Localism Act requires Councils to co-operate with a number of bodies. This is known as the 'duty to cooperate'. These bodies are set out in Appendix 1. We have engaged with these bodies throughout the preparation of the AONB DPD so far including by writing directly to them as part of the Issues and Options and Extra Sites consultations. Their comments also informed the Site Assessment Form criteria.

2 Who we have engaged

Issues and Options Discussion Paper

- 2.1 The Issues and Options Discussion Paper consultation was the first main public consultation undertaken as part of the preparation of the AONB DPD. As well as giving people chance to get involved in the preparation of the AONB DPD, the aim of this consultation was to gather communities' and individuals' views, thoughts and ideas on what topic areas should be covered by policies in the AONB DPD, the overall development strategy for the AONB and which sites might be suitable for development to meet local housing needs.
- 2.2 We sought to engage with all individuals, communities, organisations and stakeholders who may be affected by and/or have an interest in the AONB DPD to make sure all relevant stakeholders and communities were clear on:
- the purpose of the AONB DPD, the process of preparing it and how and when they may be affected;
 - how and when they can comment on and get involved in preparing the AONB DPD and what they can and can't influence;
 - how and when their comments will be taken into account by the Councils and when they can expect feedback;
 - the remaining stages in preparing the AONB DPD and further opportunities to comment.

Table 2: Who we engaged with on the Issues and Options Discussion paper
Specific Consultation Bodies
<ul style="list-style-type: none"> • Statutory bodies: Natural England, Environment Agency and Historic England.
<ul style="list-style-type: none"> • Duty to Co-operate bodies
<ul style="list-style-type: none"> • Town / Parish Councils and Local Planning Authorities covering or adjoining the AONB
General Consultation Bodies
<ul style="list-style-type: none"> • Members of the public, including all 4,031 households of the AONB
<ul style="list-style-type: none"> • AONB Partnership
<ul style="list-style-type: none"> • Local and County Council Elected Members (Councillors)
<ul style="list-style-type: none"> • Development Industry
<ul style="list-style-type: none"> • Service and Infrastructure Providers
<ul style="list-style-type: none"> • Groups representing voluntary, racial/ethnic, national, religious, disability and business interests.
<ul style="list-style-type: none"> • Specific groups representing certain interests who may cover for example environmental, health, education, transport, leisure, economic development and community needs or equalities issues.

Extra Sites Consultation

2.3 The additional 5-week consultation period following the main Issues and Options consultation allowing people the chance to comment on new site suggestions was targeted primarily at those who had responded to the main consultation. It included the statutory and general consultation bodies referred to above, although households were only contacted directly if they had responded to the main consultation. Local media was used to ensure wider awareness of the consultation.

Housing Needs Survey

2.4 Cumbria Rural Housing Trust (CRHT) was commissioned in 2014 by SLDC and LCC, with the support of Arnside & Silverdale AONB Partnership, to conduct a Housing Needs Survey with the aim to provide parish-level evidence to supplement existing housing needs evidence previously prepared by South Lakeland District and Lancaster City Councils.

Table 3: Who we engaged with on the Housing Needs Survey
<ul style="list-style-type: none"> Members of the public

2.5 This included all 4,031 households identified within the AONB boundary, as well as residents of the part of Beetham Parish that falls outside of the AONB boundary.

Call for sites

2.6 Individuals and organisations were invited to put forward suggestions of sites to be considered for inclusion in the AONB DPD between 12 December 2014 and 28 February 2015. Through this process we asked for proposals to be put forward for any sites believed to be suitable for housing, affordable housing, employment, community use or other development, or for locally important open space.

Table 4: Who we engaged with on the Call for Sites
Specific Consultation Bodies
<ul style="list-style-type: none"> Statutory bodies: Natural England, Environment Agency and Historic England.
<ul style="list-style-type: none"> Duty to Cooperate bodies
<ul style="list-style-type: none"> Town / Parish Councils and Local Planning Authorities covering or adjoining the AONB
General Consultation Bodies
<ul style="list-style-type: none"> Members of the public
<ul style="list-style-type: none"> Local and County Council Elected Members (Councillors)
<ul style="list-style-type: none"> Groups representing voluntary, racial/ethnic, national, religious, disability and business interests.

- Specific groups representing certain interests who may cover for example environmental, health, education, transport, leisure, economic development and community needs or equalities issues.

Site Assessment Methodology

2.7 SLDC and LCC consulted a select group of consultees asking for comments on the site assessment methodology, which has been used to assess the site suggestions made through the Call for Sites. The consultation looked to assess stakeholder views on whether the [draft site assessment pro-forma](#) provided a reasonable set of criteria for assessing the site suggestions, or whether it could be modified or improved.

2.8 The following organisations made representations on the methodology.

- | | |
|--------------------------------|----------------------------------|
| • AONB Partnership | • Home Builders Federation |
| • Parish Councils | • Lancaster Civic Society |
| • Coal Authority | • Lancashire County Council |
| • Cumbria County Council | • Marine Management Organisation |
| • First Trans Pennine Express | • Natural England |
| • Friends of the Lake District | • NHS Cumbria |
| • Planning Consultants | • Office of Rail and Road |
| • Historic England | • Arnside Parish Plan Trust |

Sustainability Appraisal Scoping Report

2.9 Hyder Consulting (UK) Ltd (now called Arcadis) prepared a draft Sustainability Appraisal Scoping Report on behalf of SLDC and LCC. The scoping report is the first stage of the Sustainability Appraisal (SA) process for the emerging DPD and is used to set the scope and level of detail of the SA. In line with the Environmental Assessment of Plans and Programmes Regulations 2004, we consulted with the three statutory consultees (Natural England, Environment Agency and Historic England) on a draft of the Sustainability Appraisal Scoping Report. This consultation ran for a five week period between 3 June and 8 July 2015. The final Sustainability Appraisal Scoping Report was subject to public consultation at Issues and Options stage.

Table 5: Who we engaged with on the draft Sustainability Appraisal Scoping Report
Specific Consultation Bodies
<ul style="list-style-type: none"> • Statutory bodies: Natural England, Environment Agency and Historic England.

Equalities

2.10 We consulted directly with a range of community groups and organisations by contacting them by letter or email. This included organisations representing particular social groups including faith groups, people from black and minority ethnic backgrounds, people with disabilities and particular age groups, including the young and elderly.

2.11 Methods of engagement used to help broaden the accessibility of the consultation include:

- Translation / other formats available for all documents on request
- Venues where documents were placed were accessible to those with disabilities
- Different methods of responding were available
- Ensuring the consultation was advertised through a variety of means
- Drop-in events so people could speak with us face-to-face

These and other methods will be used to ensure equality in participation throughout the process.

3 How we have engaged

Issues and Options Discussion Paper

3.1 The Issues and Options Consultation includes consultation on; the Issues and Options Discussion Paper; maps showing all the sites suggested for consideration for development or protection and the final Sustainability Appraisal Scoping Report. In accordance with both Councils' SCIs, we used a range of methods to publicise the Issues and Options consultation and to engage people in the process. These were:

Prior to the consultation:

- **Press release to the local media**
- **Press notices** in both the Westmorland Gazette and the Lancaster Guardian
- **Posters** issued to Parish Councils to place on parish notice boards
- **Letters/emails** sent to all relevant parties/individuals on the Councils' Consultation databases
- **Postcard sent to every residential address within the AONB**
- **Briefing at the AONB Partnership's Executive Committee** meeting (October 2015)
- Use of **Facebook and Twitter** to highlight the upcoming consultation

3.2 During the consultation:

- Documents, including response forms, available at **Council offices and local libraries**
- Documents, including response forms, available on the **websites** of both Councils and the AONB Partnership
- **Drop-in events** held in every parish within the AONB
- Use of **Facebook and Twitter** to remind people of the drop-in events
- Article in **Council Newsletters** (such as South Lakeland News) in November 2015
- **Online response facility**

Extra Sites Consultation

3.3 The additional 5-week consultation period to allow people to comment on additional site suggestions made during the main Issues and Options consultation was more focused. It utilised the following methods:

- Documents, including response forms, available at **Council offices and local libraries**
- **Press release to the local media**
- **Posters** issued to Parish Councils to place on parish notice boards
- Documents, including response forms, available on the **websites** of both Councils and the AONB Partnership
- **Letters/emails** sent to all those who responded to the main consultation along with the statutory and other consultation bodies
- Use of **Facebook and Twitter**

- **Update briefing at the AONB Partnership's Executive Committee** meeting (March 30 2016)

Housing Needs Survey

3.4 The Housing Needs Survey was undertaken in May 2014. In order to promote awareness of the survey and to encourage people to complete it, we:

- **Wrote to 4,031 households** within the AONB boundary (and also to those in the part of Beetham Parish that falls outside the boundary) with a covering letter, survey form (Appendix 2) and prepaid self-addressed envelope. The return deadline was Monday 16th June 2013;
- Placed all relevant documents on the SLDC, Lancaster City and AONB Partnership **websites**;
- Made all relevant documents available at **Council Offices**;
- **Briefed Town and Parish Councils** by email/letter on the survey;
- SLDC and Lancaster City Council issued a **press release to the local media**
- A **Stakeholder Consultation event**, facilitated by the Arnside & Silverdale AONB Manager, was held on the 20th May 2014, with representation from the Parish Councils, local landowners and a number of organisations from the AONB Partnership.
- Used **Facebook & Twitter** to promote awareness of the Housing Needs Survey process.

3.5 The press release was published on all three websites. A meeting was also held with locally relevant Registered Social Landlords and stakeholders following the publication of the results of the Housing Needs Survey.

Call for sites

3.6 The Call for Sites for the AONB DPD took place from 12 December 2014 to 27 February 2015. Through this process we asked people to put forward proposals for any sites they believe to be suitable for housing, affordable housing, employment, community use or other development, or for important open space within the AONB. Site suggestions had to be made using a site suggestion form (Appendix 3). Immediately prior to the Call for Sites we:

- **Wrote (by email or letter) to individuals** who, at the time, were identified on the AONB DPD consultee database;
- Placed all relevant documents on SLDC, Lancaster City and the AONB Partnership **websites**;
- Made all relevant documents available at **Council Offices**;
- **Briefed all relevant District Councillors and County Councillors** by email/letter on the proposals and consultation process;
- **Briefed Town and Parish Councils** by email/letter on the proposals and consultation process;

- Issued a **press release to the local media**, which generated coverage in the local press and radio;
- Used **Facebook & Twitter** to promote awareness of the call for sites process.

3.7 During the Call for Sites we;

- **Enabled responses to be submitted by email, by post or by hand;**
- Used **Facebook & Twitter** to provide reminders about the Call for Sites.

3.8 Following this process, we published the 117 site suggestions received on the AONB Partnership website with links from SLDC and LCC websites.

Site Assessment Methodology

3.9 We consulted on a draft methodology with a number of consultees asking for comments on the site assessment methodology, which has been used to assess the site suggestions through Call for Sites. Immediately prior to the start of the consultation we:

- **Wrote (by email or letter) to individuals** who, at the time, were identified on the AONB DPD consultee database;
- Placed all relevant documents on SLDC, Lancaster City and the AONB Partnership **websites**;

3.10 During the consultation we;

- **Enabled responses to be by email, by post or by hand;**

Sustainability Appraisal Scoping Report

3.11 Immediately prior to the start of the consultation we:

- **Wrote (by email or letter) to the statutory consultees** asking for comments in relation to the scope and remit of the Sustainability Appraisal
- Placed all relevant documents on SLDC, Lancaster City and the AONB Partnership **websites**.

3.12 During the consultation we;

- **Enabled responses to be submitted by email, by post or by hand.**

Stakeholder meetings

3.13 Throughout the process we have worked closely with the AONB Partnership including providing updates at Executive Committee meetings and meeting regularly with the

AONB Manager and AONB Officer to discuss approaches and areas of work. The AONB Manager worked closely with us on the site visits and wider site assessments and together, the lead officers from Lancaster and South Lakeland, along with the AONB Manager, form the core working group for the DPD. X number of regular meetings of this working group have been held since May 2014.

- 3.14 Three stakeholder meetings have been held to feed into the emerging AONB DPD. The initial Stakeholder Meeting was held on 20 May 2014 at Silverdale Golf Club to engage relevant key stakeholders such as Landowners, agents and Parish Councils on why a joint DPD was being produced and to publicise the Housing Needs Survey and next steps. Presentations were made by Officers from SLDC, Lancaster City Council and Cumbria Rural Housing Trust.
- 3.15 A second Stakeholder Meeting was held on 12 November 2014 at Greenlands Farm Village, where Cumbria Rural Housing Trust gave a presentation on the key findings of the Housing Needs Survey and information was provided on the next stages and opportunities for stakeholders to get involved.
- 3.16 A further Stakeholder Meeting was held on 9 June 2015 at Storth Village Hall to discuss the progress on the Development Plan Document (DPD), including the initial results of the Call for Sites process and the site assessment methodology.
- 3.17 A further stakeholder meeting will be held as part of the Draft DPD consultation to discuss the content of the draft DPD and next steps.
- 3.18 A workshop with Infrastructure providers was held on 5 July 2016 to discuss AONB-wide and settlement and site-specific infrastructure constraints and opportunities.

Recording comments

- 3.19 Comments received by email, letter or on paper copies of the relevant response forms were recorded for each stage of this early consultation. Comments made at the earliest stages of consultation, which related mainly to procedural and evidence gathering matters, have not been made available online. Section 4 of this document does however highlight some of the key issues raised and how we responded to them.
- 3.20 The outcome of this early engagement (prior to the Issues and Options consultation) was used to inform the:
- scope of the AONB DPD;
 - key issues to be considered in the DPD;
 - identification of key local stakeholders;
 - stakeholders' roles in the process;
 - future community engagement exercises;
 - housing need evidence base;
 - sites to be considered for development or protection in the DPD;
 - SA scope and methodology;

- site assessment methodology.

3.21 Responses to the Issues and Options consultation and consultation on further site suggestions were made available for the public to view online following the close of the consultation and hard copies are also available to view at the Council's main offices.

4 Key issues raised through engagement process

4.1 This section provides a summary of the key messages from the comments received on the various stages of engagement carried out so far for the AONB DPD. There have been five key areas of engagement so far:

- Issues and Options Discussion Paper
- Housing Needs Survey
- Call for sites
- Site Assessment Methodology
- Sustainability Appraisal Scoping Report
- Stakeholder Meetings

Issues and Options Discussion Paper

4.2 Almost 300 responses were made to the Issues and Options Discussion Paper and almost 600 people attended the drop-in events held as part of the consultation. Many people took the time to answer all or some of the consultation questions set out in the Discussion Paper and lots of respondents commented on one or more of the sites that had been put forward for consideration for development or protection. 11 additional sites were put forward for consideration for development and some new open space suggestions were received.

Extra Sites Consultation

4.3 There were 56 respondents to the additional consultation allowing people to comment on the additional site suggestions made through the main consultation.

4.4 A table setting out the comments received at both stages of the Issues and Options Consultation and the Councils' response to them can be found at Appendix 4. A summary of the key issues raised at each drop-in event is provided at Appendix 5.

Housing Needs Survey

4.5 The primary purpose of the Housing Needs Survey was as an evidence gathering exercise to inform decisions on the amount and type of housing the AONB DPD should seek to deliver. A total of 1,473 households responded to the survey. The results of the Survey were set out in a report. Key findings showed that:

- 167 respondents (11.33%) stated their household or someone living within the household needed to move to another home in the parish within the next 5 years
- 72 respondents in the AONB area are in need of affordable housing within the next 5 years
- The majority of the need is for 1/2 bedroom accommodation for rent, followed by 1/2 bedroom accommodation for intermediate/discounted sale.

- Households in private rented accommodation make up the largest proportion of those in need, many stating that they wish to move/buy or have more security
- There are a large number of adult children, who are living at home with their parents and wish to set up home for the first time.
- Four of the respondents had a preference for sheltered housing.
- A large proportion wish to move as soon as possible.

4.6 Other key issues highlighted through the survey responses included:

- Most people who thought new homes were needed in the AONB felt that the need was mainly for young people, the elderly and small families.
- The majority of people said they would support new homes being built in their parish for local people;
- 95 respondents stated they needed to move but are not deemed to be in need of affordable housing – indicating a demand for housing suitable for a range of different needs, particularly including 2-3 bed and single level properties;
- Some demand for self-build opportunities
- Many people suggested sites where new homes could be built and others gave reasons why they felt no new housing should be built/was needed.

Call for Sites

4.7 The primary purpose of the Call for Sites exercise was to seek suggestions for sites on which new homes, employment and other uses could be built. It also sought suggestions as to sites that should be protected from development, such as important open spaces. 117 sites were put forward. These were primarily sites suggested for housing, although some of the sites were put forward for employment, community and tourism uses. Some sites were put forward by more than one party, sometimes for the same use, sometimes for different uses. Open space sites were only suggested in one parish, so a follow up exercise took place seeking suggestions for open space sites in all the parishes.

Site Assessment Methodology

4.8 27 representations were received in response to consultation on the site assessment methodology. Comments received were generally positive that the issues/factors proposed for assessment were appropriate for the use of assessing the deliverability of sites, but there were a number of very useful suggestions that have been used to amend and improve the site assessment criteria and methodology. Appendix 6 shows the main issues raised from representations that were received and how we responded.

Sustainability Appraisal Scoping Report

4.9 Five representations were made in response to consultation on the draft SA Scoping Report. Comments received were generally positive, supporting the proposed methodology for assessing the suitability and sustainability of policies and sites.

Appendix 7 shows the main issues raised from representations that were received and how we responded.

Stakeholder Meetings

- 4.10 The three Stakeholder Meetings held were well attended. At the meetings, Officers from SLDC and Lancaster City Council, made short presentations to update stakeholders regarding the process and progress, including in relation to the Call for Sites process, Site Assessment Methodology and on the next steps on the development of the AONB DPD and how stakeholders can further engage in the process. At the meetings, there was a generally positive atmosphere and stakeholders welcomed the engagement and the opportunity to ask questions and make comments. A further stakeholder meeting is being held as part of the Draft DPD consultation.
- 4.11 A workshop with Infrastructure providers was held on 5 July 2016 to discuss AONB-wide and settlement and site-specific infrastructure constraints and opportunities. Although there was limited attendance, some useful information was received. A record of the workshop, including the issues raised, can be found at Appendix 8.

5 Next Steps

- 5.1 The key milestone in the production of the AONB DPD is expected to be the consultation on Preferred Options in Autumn 2016. The expected timetable beyond that is set out below.

Table 6: AONB DPD Timetable	
Stage	Timescale
Preferred Options Consultation	November - January 2016/17
Revise the emerging DPD in light of comments	Early 2017
Formal Publication	Spring 2017
Submission to Secretary of State	Summer 2017
Adoption	Autumn 2017

Appendix 1 - Duty to Co-operate bodies

1. Cumbria County Council
2. Historic England
3. Lake District National Park Authority
4. Natural England
5. Yorkshire Dales National Park Authority
6. Eden District Council
7. Barrow Borough Council
8. Copeland Borough Council
9. Cumbria Local Enterprise Partnership
10. Environment Agency
11. Highways England
12. Homes and Communities Agency
13. Lancaster City Council
14. Lancashire County Council
15. Marine Management Organisation
16. North Yorkshire County Council
17. Office of Rail and Road
18. NHS (Cumbria Clinical Commissioning Group)
19. Civil Aviation Authority
20. Wyre Borough Council
21. Craven District Council
22. Ribble Valley Borough Council
23. NHS (Lancashire Clinical Commissioning Group)
24. Lancashire Local Enterprise Partnership

Appendix 2 - Housing Needs Survey Questionnaire



WARTON PARISH HOUSING NEEDS SURVEY

By Cumbria Rural Housing Trust

Commissioned by South Lakeland District Council and Lancaster City Council

with support from Arnsdale & Silverdale AONB Partnership

May/June 2014

.....We need your help!!!

A dedicated Development Plan Document (DPD) is being prepared by South Lakeland District Council and Lancaster City Council for the whole of the Arnsdale and Silverdale Area of Outstanding Natural Beauty (AONB). Once complete, the DPD will form part of both authorities' Local Plans. It will identify sites for new housing and employment to meet local needs and will set out planning policies to ensure that development reflects the AONB designation.

We must ensure that this important document uses up-to-date evidence, including a local housing needs survey. This survey will help to identify how many new dwellings are needed and of what type. It will also help make policy for future development in the AONB.

To ensure that the housing needs survey produces as accurate an assessment as possible and the most useful evidence, we need you (and as many other local people as possible!) to complete and return the survey.

Please can every household complete Part 1 of the survey.

If anyone in your household is in need of affordable housing now, or in the next five years, please also complete Part 2.

Please return the completed form in the self addressed envelope enclosed by:

Monday 16th June 2014

Thank you in advance for your help.

Information given will be kept strictly confidential by Cumbria Rural Housing Trust under the Data Protection Act.

If you have any questions about the survey contact:

Cumbria Rural Housing Trust, Redhills Business Park, Penrith, Cumbria. CA11 0DT. Tel: 01768 210264

Email: email@crht.org.uk

Warton Housing Needs Survey

Data Protection Registration Number 2810236X
45

Charity No. 1064136

Company No. 2920067
May/June 2014

For extra survey forms please contact Cumbria Rural Housing Trust.

Part 2: Complete this section if you need another home in the parish now or in the next 5 years.

9. Details of household that needs to move

Age	0-4	5-9	10-14	15-19	20-24	25-29	30-39
Male							
Female							
Age	40-49	50-59	60-69	70-79	80-89	89+	
Male							
Female							

- When are you in need of housing in this Parish?
 - Now
 - Within 3 years
 - Within 12 months
 - Within 5 years

10. Reasons for housing need

- Why do you need to move? (tick all that apply)
 - 1 Setting up home for the first time
 - 2 Couple setting up home together
 - 3 Present home too small
 - 4 Present home too large
 - 5 Present home too expensive
 - 6 Private tenancy ending shortly
 - 7 Private tenancy, need more security
 - 8 In tied housing, need more security
 - 9 Family breakup
 - 10 Cannot manage stairs
 - 11 Present home in poor condition
 - 12 Renting, but would like to buy
 - 13 Moved away and wish to return
 - 14 Disabled, need specially adapted home
 - 15 To give/receive family support
 - 16 To be closer to employment
 - 17 Homeless
 - 18 Other (please explain)

- Which is the main reason for moving?
Write number

11. What are your present housing circumstances?

- Own home with no mortgage
- Own home with mortgage
- Rent from Private Landlord
- Rent from Council or Housing Association
- Shared ownership with Housing Association
- Tied accommodation – to job
- Live with parents or relatives
- Lodging with another household
- Other (please explain)

- What kind of house do you live in (flat, semi-detached, terraced etc)

- How many bedrooms does your home have?
- Do you have central heating?
 - No
 - Yes, gas
 - Yes, oil
 - Yes, electric
 - Yes, solid fuel

- If no, how is your home heated?

- Do you have double glazing?
 - Yes
 - No

- What condition is your home in?
 - Very good
 - Good
 - Fair
 - Bad
 - Very bad

- If "bad" or "very bad", please explain why (ie. cold, damp, draughty etc)

The answers in the next section help us assess how much you can afford to pay for new housing. Any information given in this section Q12 – Q16 will be kept strictly confidential.

12. Renting

- Do you receive housing benefit?
 - Yes
 - No
- If you rent your home how much do you pay each week?
 - Less than £50
 - £51 - £75
 - £76 - £100
 - More than £100

If more than £100 how much do you pay? £.....

13. Home owners

- How much do you think your property is worth?
 - Less than £75,000
 - £75,000-£100,000
 - £100,000-£125,000
 - £125,000-£150,000
 - £150,000-£175,000
 - £175,000-£200,000
 - £200,000-£250,000
 - £250,000-£300,000
 - £300,000-£350,000
 - £350,000-£400,000
 - £400,000-£450,000
 - Over £450,000

- Do you have a mortgage on your current home?
 - Yes
 - No

- How much do you owe? £.....
- How long does it have to run? yrs

14. Income

• What is the gross (before tax) combined weekly income for those people who need to move. Income includes wages, pensions & Tax Credits. Do not include Housing Benefit, Child Benefit, Job Seekers Allowance or Council Tax Benefit. (tick one only)

• If this question not is filled in and you are in housing need, your response cannot be used to help justify the need for affordable housing.

- Under £100 £101-£150 £151-£200
- £201-£250 £251-£300 £301-£350
- £351-£400 £401-£450 £451-£500
- £501-£550 £551-£600 £601-£650
- £651-£700 £701-£750 £750-£800
- £800-£850 £851-£900 £900+

15. Do you have any savings that could be used to buy a home?

- No savings Under £5k £5k - £10k
- £10k - £20k £20k - £30k Over £30k

If over £30k, please state amount: £.....

Please do not include any equity from your home. This is covered in Q 13.

16. How many people who need to move are in the following types of employment?

No.	Occupation type
	Working full time
	Working part time
	Unemployed and seeking work
	Unemployed and not seeking work
	Retired
	In full time further/higher education
	Other (please explain)

• List the occupations of those needing to move and the average miles travelled to work.

Occupation	Distance (one way)
1.	
2.	
3.	
4.	

• Do any of those needing to move work from home?

- Yes How Many? No

• In which villages/towns do they work?

- 1.
- 2.
- 3.
- 4.

• How long have they worked in each place?

	Less 1 yr	1-3 yrs	3-5 yrs	5+ yrs
1.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

17. What type of home do you need?

	1 bed	2 bed	3 bed	4 bed	5 +
House	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bungalow	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Flat	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (please explain)					

.....

• Are you registered with Choice Based Lettings/Council register? Yes No

• Are you registered on any local Private Landlord waiting list?

• Does anyone needing to move require:

- Access for wheelchair Accommodation on one level
- Sheltered housing Help with personal care
- Extra Care housing

• Please tell us more about any health or mobility problems.

.....

• Which would best suit your housing need?

- Renting Buying on open market
- Residential care Shared ownership
- Sheltered housing Self-build/custom build
- Extra Care housing Other (please explain)

.....

• Do you feel there is a lack of suitable existing housing to meet your needs? Yes No

• If in a position to buy your own home, what could you afford?

- Under £75,000 £75,000-£100,000
- £100,000-£125,000 £125,000-£150,000
- £150,000-£175,000 £175,000-£200,000
- £200,000-£250,000 £300,000+

If more than £300,000, please state amount: £.....

18. Where would you like to live?

1. _____
 2. _____
 3. _____

• Please give the reasons for your first choice.

- I was born/grew up in this Parish
- I live in this Parish now
- I am currently employed in this Parish and I have been employed here for..... years
 If employed in parish only, where do you live now?

- I have close family ties in this Parish
- I need to move to take up employment in this Parish
- Other (please explain)

• What is the furthest away would you be prepared to move?

- 5-10 miles 10-20 miles 20-30 miles
- 30-40 miles 40-50 miles 50+ miles

• Are you a former resident of this Parish who needs to return?

- Yes No

• If yes, how long did you live in the parish?.....yrs

• If yes, how long ago did you leave?..... yrs

• If yes, reason for leaving.

- Lack of affordable housing
- Lack of employment opportunities
- Lack of effective public transport system
- To take up further/higher education
- Other (please explain)

Contact details - optional

We may need to contact you for more information about your needs. Information will be kept strictly confidential by Cumbria Rural Housing Trust under the Data Protection Act. Your name and address will not be passed on to any other party.

Name:	Address:
	Postcode:
Tel:	Email:

Comments/further info:

Thank you

Thank you on behalf of Cumbria Rural Housing Trust for taking the time to complete the survey. Please return in the enclosed stamped addressed envelope.

CLOSING DATE: Monday 16th June 2014

If you have any questions about the survey contact:
 Cumbria Rural Housing Trust, Redhills Business Park, Penrith, Cumbria. CA11 0DT. Tel: 01768 210264

Email: email@crht.org.uk Data Protection Registration Number Z810236X Charity No. 1064136 Company No. 2920997

Appendix 3 - Call for Sites Site Suggestion Form



Arnsdale & Silverdale Area of Outstanding Natural Beauty Development Plan Document CALL FOR SITES – SITE SUGGESTION FORM

Please use this form to suggest a site to be considered for housing, affordable housing, employment, community use or other development, or for locally important open space.

Please suggest **one site only per form**.

In order to be considered, sites must:

- be within the Arnsdale and Silverdale AONB;
- not overlap with any local, national or international wildlife or geology designation;
- not be subject to any extant planning permissions for the use or type of development proposed.

You do not need to be the owner of a site in order to suggest it but suggestions **must** be accompanied by:

- a **location map** clearly and accurately showing the outline in **red** of the land being proposed;
- details of **what type(s)** of development you believe the site to be suitable for (housing, employment, mixed-use, open space, community uses or infrastructure);
- written confirmation that the **landowner is willing to make the site available** for development/use proposed – wherever possible, this should be from / signed by the landowner;
- **contact details of the landowner** (including copies of the Land Registry report/deeds if possible);
- details of any **known covenants on the land**.

It is expected that smaller sites are likely to be most appropriate in the AONB. There may be instances where a portion of a site is appropriate for development even if the whole site is not.

If a site meets the criteria but some of the information is missing from your form, we may contact you seeking these missing details. This may delay the process – please ensure you include as much information as possible. If you have any queries about suggesting a site and submitting accompanying information, please contact 01539 793383 (for South Lakeland) or 01524 582335 (for Lancaster).

More copies of this form can be found online (on South Lakeland's, Lancaster's or the AONB websites – see bottom of form), or you can request additional forms from developmentplans@southlakeland.gov.uk or by calling 01539 793383 (for South Lakeland) or 01524 582335 (for Lancaster) or collect a form from council or AONB offices.

Your suggestions should be sent to developmentplans@southlakeland.gov.uk by **Friday 27th February 2015**. Alternatively, send them to Development Plans, South Lakeland House, Lowther Street, Kendal, Cumbria, LA9 4DL. **Once submitted, your suggestions will be available for others to view.**

1. Personal Details

2. Agent Details (if applicable)

Title

Title

First Name

First Name

Last Name

Last Name

Job Title
(where relevant)

Job Title
(where relevant)

Organisation
(where relevant)

Organisation
(where relevant)

Address Line 1

Address Line 1

Line 2

Line 2

Line 3

Line 3

Line 4

Line 4

Post Code

Post Code

Telephone Number

Telephone Number

Email address

Email address

3. I am... (tick as many as are applicable)			
Owner of the site	<input type="checkbox"/>	Planning Consultant	<input type="checkbox"/>
Parish Council	<input type="checkbox"/>	Land Agent	<input type="checkbox"/>
Local Resident	<input type="checkbox"/>	Developer	<input type="checkbox"/>
Amenity/Community Group	<input type="checkbox"/>	Registered Social Landlord	<input type="checkbox"/>
Other (please specify)			

4. Site Information	
Site location (address and post code)	
Grid reference (centre of site)	
Site area (hectares)	
Current Land Use e.g. agriculture, employment, unused/vacant etc.	
Greenfield/brownfield (has it ever been built on before?)	
Existing trees and other landscape features on the site	
Availability of access to the site (roads, footpaths)	
Ecological features and areas of biological importance	
Relevant Planning History (if known – please include relevant planning application numbers)	
Please explain how the development of this site will have a positive impact on the AONB.	

Why is the development of this site appropriate in the context of the AONB?	
If the whole site is not allocated, is there a smaller portion of it that would be appropriate? (if yes, please indicate this area on your map in another colour)	

5. Proposed Use – what do you propose the site could be used for?		
USE (if mixed use, please tick all that apply)	Yes	Basic Information – area/number of units/proposed Floorspace
Residential/housing	<input type="checkbox"/>	
Community facilities (please specify)	<input type="checkbox"/>	
Locally Important Open space	<input type="checkbox"/>	
Employment/business use	<input type="checkbox"/>	
Other (please specify)	<input type="checkbox"/>	

6. Site Ownership		
I (or my client)....		
am the sole owner of the site	<input type="checkbox"/>	
am a part owner of the site	<input type="checkbox"/>	
do not own (or hold any legal interest in) the site whatsoever	<input type="checkbox"/>	
If you are the owner/part-owner have you attached a copy of the title plan and deeds with this form?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
If you are not the owner, or own only part of the site, do you know who owns or has an interest in the site /remainder? (please provide details):		
Does the owner(s) support your proposal for the site?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
If you only own part of the site, please indicate on the map you are providing which part of the site you own and other ownerships affecting the site.		

7. Market Interest (if known)		
Please choose the most appropriate category below and indicate what level of market interest there is/has recently been in the site.		
	Yes	Comments (please give details where known)
Site is owned by a developer	<input type="checkbox"/>	
Site is under option to a developer	<input type="checkbox"/>	
Enquiries received	<input type="checkbox"/>	
Site is being marketed	<input type="checkbox"/>	
None	<input type="checkbox"/>	
Not Known	<input type="checkbox"/>	

8. Utilities (if known)			
Please tell us which of the following utilities are available to the site			
	Yes	No	Unsure
Mains water supply	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mains sewerage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Electrical supply	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gas supply	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Public highway	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Landline telephone/broadband internet	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Public Transport	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (please specify):			

9. Availability Issues			
Please tell us if there are any of the following constraints			
	Yes	No	Unsure
Land in other ownerships is needed in order to develop the site	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
There are restrictive covenants on the site	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The current use of the site needs to be relocated for the site to be developed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
There are physical constraints (topography, trees, other)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Public rights of way cross or adjoin the site	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
There may be/are issues of contamination affecting the site	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The site is in or near a Conservation Area or Listed Buildings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The site is in an area of flood risk	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Please provide any relevant information of likely measures to address any of the above that you have answered "YES" to:			

10. Timescale for Availability		
Please indicate the approximate timescale for availability:		
		Comments – particularly if you have indicated that the site is not immediately available, please explain why:
Immediately	<input type="checkbox"/>	
Up to 5 years	<input type="checkbox"/>	
5 - 10 years	<input type="checkbox"/>	
10 – 15 years	<input type="checkbox"/>	
Beyond 15 years	<input type="checkbox"/>	

11. Other Relevant Information – Please use the space below for additional information or further explanations on any of the topics covered in this form (any additional info should be limited to 1 side of A4 paper):

12. In summary, why do you think development of this site would be sustainable in the context of the Arnside and Silverdale AONB? By sustainable development, we mean development that is close to key services and facilities and not causing harm to the environmental, social or economic objectives of the AONB. In particular, sites should not compromise the primary purpose of AONB designation, which is to conserve and enhance the natural beauty of the area.

Signature..... Date.....

PLEASE MAKE SURE YOU HAVE ENCLOSED A MAP OUTLINING THE SITE IN RED AND THE EXTENT OF EACH KNOWN OWNERSHIP

ALL SITE SUGGESTIONS, INCLUDING THOSE THAT LIE WITHIN LANCASTER DISTRICT,

SHOULD BE DIRECTED TO developmentplans@southlakeland.gov.uk

www.southlakeland.gov.uk www.lancaster.gov.uk/planning/local-plan

www.arnsidesilverdaleaonb.org.uk

Appendix 4 – Summary of responses to Issues and Options and Extra Sites Consultations

See separate document

Appendix 5 - Main issues raised at Issues and Options Stage Drop-in Events

Storth – 74 attendees

- Most people had queries about specific sites and/or the process/next steps.
- Concern expressed about access to sites along Quarry Lane.
- Concern about possible scale of development on site B79, N of Yans Lane.
- Support for the development of business uses at sites B35 and B81, and for the potential to improve pedestrian safety along the main road (B5282).
- Clarification with owners about the correct boundary for site B114, E of Carr Bank Road.

Warton – 119 attendees

- Warton is heavily constrained by flood risk, geology, landscape, and capacity of the Carnforth doctors' surgery.
- More development would exacerbate existing highway problems on Main Road (over-parked so virtually impassable), Borwick Lane (dangerous and liable to flooding) and Mill Lane (lack of footpath), especially as there is a lack of employment opportunities in the AONB meaning people have to commute out of the area to get to work.
- Warton has already provided more than its fair share of housing (Millhead and Warton Grange Farm), so there will be no housing need for Warton for a number of years to come.
- Lots of suggestions for development of brownfield sites in Carnforth, including Lundsfield Quarry and TDG site – suggested these should be looked at INSTEAD of the AONB/Warton.
- Concern that if housing is provided within the AONB that it should be starter / affordable homes of an appropriate size – not executive homes or second homes.
- There was some confusion about the status of sites shown on the maps/plans as some of the sites had planning permission, whilst most were merely suggestions by landowners.
- Concerns of an existing conflict of interest between the Parish Council and the main local landowners who are promoting most of the large sites around Warton (i.e. a strong feeling that the Parish Council does not reflect the opinions of the local population).
- Some praise for consulting residents so early in the process – they had expected the final plan to be tabled.
- Some specific comments raised about particular sites – surface water run-off from Warton Crag was mentioned a lot as was the lack of suitable vehicular access to the land south of Sand Lane (W92 and 93).
- Some residents had done calculations as to what they thought the total number of houses expected to be build might be based on the need identified in the Housing Needs Survey for c70 affordable units in the next 5 years, the fact that this will be a 15 year plan (so potentially a need for c210), and the fact that Millhead (a greenfield site) could only deliver 30% and as a result were concerned for the implications the totals they had reached might have on the natural beauty of the AONB, its limited road

network and whether this would make the area less attractive to tourists/visitors (so adversely impacting on the local economy)

- Many people pointed out the current flooding problems and could not understand how housing could be considered in such areas.
- The brownfield sites in Carnforth were mentioned many times and people felt it was wrong for these sites to be left unused whilst greenfield sites were lost within the AONB.
- No feedback was provided on the questions set out by the discussion paper.

Silverdale – 137 attendees

- Many people had general queries or concerns about specific sites and/or the process/next steps.
- The well-documented sewage system issues were raised but more people had general infrastructure/community facilities concerns (library, bus service, shop, traffic issues, school etc) than specifically mains sewerage concerns but equally, people recognised that new homes and a few more people might help keep such services viable.
- Many people mentioned the need for smaller homes for singles, elderly, couple, small/young families and specifically stated there is no need for more larger 4/5+ bedroomed properties in the area.
- Some people asked about overall numbers of houses to be delivered in Silverdale and the AONB more widely.
- Several people were confused about how the process/sites shown related to the District-wide process in Lancaster and sites they had seen tabled at a similar event in Carnforth.
- Several people had concerns about what happens to public rights of way if development takes place on sites that PRow cross.
- Several people had particular concerns about the tracts of land identified both east and west of Lindeth Road, including behind Whinney Fold.
- Feedback on the day indicated that sites at Elmslack Field (S43), Hawthorn Bank (S45) and East of St.John's Avenue (S50) are unavailable; land north of Woodlands Cottage (site S51) and adjoining land may be proposed as a revised site suggestion by the landowner.

Arnside – 117 attendees

- Recognition that the sites are just what has been suggested to us at this stage and not sites that we are proposing to allocate.
- Most queries / discussions were about individual sites or groups of sites.
- Established that Land NW of Briery Bank (A14: or at least a significant part of) and Land East of Carr Bank Road (B114: in whole) are not available.
- Several people (in a group) questioned the availability of the site at Hollins Lane (A8) and it became apparent that there is some confusion over who the owners are and whether they are willing to release it.
- Some praise for the approach to preparing a plan focused on the AONB area, especially in terms of achieving consistency of policies, more of a focus on the AONB designation and the two councils working together across the boundary.
- Significant concern about development on key sites such as Redhills Road (site A15), Briery Bank fields (sites A11/12 and 107) and Station Fields (sites A23/24).

- Particular concern about large site off Knott Lane (A7) and the coastal site at Far Arnside (A2).
- Transport links are not good enough to support an increased population, as people generally work/shop/go to school etc. outside the area. Narrow roads are already busy and dangerous and cannot cope with further increases in numbers of car journeys - this is not sustainable.
- General feeling from many people that their view regarding the suitability for development of any given site depends **how** a site is developed - if a combination of small scale sensitive development and creation /retention of open space could be achieved on a site this may be more likely to attract support from the local community, especially if it was a new public open space such as park or village green for example.
- Some concern about 'creep' of development happening over time impacting on the rural nature of the village, for example, small portions of a bigger area of land being developed consecutively.
- Support for a station car park and other improvements at Station Yard site (sites A25/26/27) – expressed as being preferable to a new car park at Station Field (site A22).
- Concern about flooding of Station Field site (A22) and flooding in Storth cutting off the village at high tides with increasing frequency.
- Most people work outside the AONB, so that is where new houses are needed - any development in the AONB should be affordable and local needs only.
- General support for development and improvement of brownfield sites, particularly Station Yard (A25/26/27).
- Overall a positive and constructive dialogue.

Beetham – 69 attendees

- Questions about the need for housing locally, but general view that a small amount would be welcome.
- Concerns in particular about the larger site in the village (B32) and the sites at Slackhead (B73/74/75/76).
- Sites at Slackhead generally thought to be wholly unsuitable (mainly due to access, proximity to services and facilities and impact on rural feel of area).
- Impact on neighbours of the larger site in Beetham (B32) who have a responsibility in their deeds for the maintenance of the lane leading to the site – what would happen to this responsibility?
- Larger site considered too big (B32).
- Some indication that a smaller part of B32 (such as area proposed for car park) would be OK.
- Questions about proposed car park on part of B32 and how this relates to/could set a precedent for housing to be allowed.
- Parking issues in the village.
- Questions about the crematorium decision (which at the time was an outstanding appeal decision that has now been decided, allowing the appeal).
- Suggestion that things like housing provision should just be left to the market rather than trying to 'engineer society'

- Concerns about lack of jobs/infrastructure locally and that housing would be better placed closer to services and facilities.
- Some positive reactions to the smaller sites.
- Several people expressed their concerns about B73 having toxic waste on the site and B76 and B74 being partly covered by Limestone Pavement Orders.
- Concerns expressed about the impact of new development on the very narrow roads in Beetham and towards Slackhead.

Yealands – 76 attendees

- Land East of Yealand Road (Y99) – queries as to availability.
- Land N and E of The Meadows (Y100) – considered too large, access considered to be a major constraint, concern that owner not willing to release land, flooding issues.
- Land North and East of Silverdale Road (Y101/Y102) – some concern about impact on long views and potential for joining up Yealand Redmayne with Yealand Storrs.
- Land West of Footeran Lane (Y103) - some concern about potential for joining up Yealand Redmayne with Yealand Conyers, considered too large, access onto narrow road considered unsuitable, small part of land subject to a covenant preventing development.
- Many people with concerns relating to traffic issues in nearby Warton
- Comment that Land at Town End Farm in Warton (W96) has the wrong boundary and parts of site are not available.
- General queries about the need for development locally, lack of services and facilities in the villages.
- Concerns about capacity of roads such as Nineteen Acre Road (which are being used as 'rat runs' to the A6 and M6) to take additional traffic.
- Drainage/managing water coming down off the crag was raised as an issue.

Appendix 6 - Main issues raised about the Site Assessment Methodology and how we responded

Table 5: Main issues raised on the Site Assessment Methodology	
Main issue raised	Council Response
Priority species should be included within the Exclusion Criteria	-ve Priority species cannot be used as an exclusion criteria. This is because of the presentation format of the data on priority species, which means that it is only possible to relate species presence to very large areas and as a result, all land is shown to have priority species present. Ecological assessments would be needed to determine actual presence of particular species, including priority species, on any given site and will be a significant factor in assessing suitability of the site at a later stage in the process.
Limestone Pavement Orders should be specifically listed within the Exclusion Criteria	+ve The Site Assessment Methodology now includes Limestone Pavement Orders as an Exclusion Criteria
Impact on public access needs to be included within the Suitability Criteria	+ve The Site Assessment Methodology now includes impact on public access needs as Suitability Criteria
Traffic implications need to be included as part of the deliverability criteria	+ve The Site Assessment Methodology includes the potential impact on public access needs which includes roads as an Suitability Criteria
Amenity value and important local green spaces should be included as Exclusion Criteria	+ve The Site Assessment Methodology includes existing or recent recreational or community use, with no appropriate replacement as an exclusion criteria.
Suitability/Sustainability criteria should include Open Access Land and Common Land	+ve The Site Assessment Methodology includes Open Access Land and Common Land falls under the category of Open Green Space.
The distance criteria of 400m walking distance and 100m to services are considered overly restrictive.	-ve The Site Assessment Methodology distance criteria of 400m walking distance and 100m to services are considered to be a sustainable development criteria.

Appendix 7 - Main issues raised about the draft Sustainability Appraisal Scoping Report and how we responded

Main issue raised	Council Response
Recommend the inclusion of a measure to look for opportunities to undertake habitat creation to compensate for the impacts of climate change.	+ve
Adopt an 'early intervention' strategy for new infestations of invasive non-native as an objective.	+ve
Therefore, SA Objective 15 should be amended to ensure that they reflect national policy and Legislation and the terminology of the NPPF.	+ve
Recommend that HRA is undertaken as soon as possible to inform the Sustainability Appraisal (SA) process.	+ve
Air Quality should be included within the scope of the SA.	+ve
Recreational pressure should be considered as in issue on Morecambe Bay.	+ve

Appendix 8 – Record of Workshop with Infrastructure Providers

Arnside & Silverdale AONB DPD Infrastructure Providers Workshop

Tuesday 5th July 2016 – Lancaster Town Hall LA1 1PJ

Invitees

- Lucy Barron, Arnside & Silverdale AONB
- Michael Macklin, B4YS
- Paul Latham, Cumbria Constabulary
- Doug Coyle, Cumbria County Council
- Michael Barry, Cumbria County Council
- Sue Brett, Cumbria County Council
- Sir/Madam, Cumbria Fire and Rescue Service
- Corrine Watson, Cumbria Local Enterprise Partnership
- Graham Jackson-Pitt, Cumbria Local Nature Partnership
- Ian Povey, Electricity North West Ltd
- Dave Hortin, Environment Agency
- Lindsay Alder, Highways England
- Emily Hrycan, Historic England
- Dave Vickers, Lancashire Constabulary
- Tim Ellams, Lancashire Constabulary
- Terry Burke, Lancashire Constabulary
- Paul Blakeley, Lancashire County Council
- Steph Rhodes, Lancashire County Council
- Mike Doran, Lancashire County Council
- David Goode, Lancashire County Council
- Ashley Weir, Lancashire County Council
- Steve Scott, Lancashire County Council
- Brad Walker, Lancashire Fire and Rescue Service
- Ray Cassar, Lancashire Fire and Rescue Service
- Kathryn Molloy, Lancashire Local Enterprise Partnership
- Helen Ryan, Lancaster City Council
- Paul Cartmell, Lancaster City Council
- Susannah Bleakley, Morecambe Bay Local Nature Partnership
- Sir/Madam, National Grid Gas Distribution
- Sir/Madam, Natural England
- Diane Clarke, Network Rail
- Jill Stephenson, Network Rail
- Julie Clayton, NHS (Cumbria Clinical Commissioning Group)
- Hilary Fordham, NHS (Lancashire Clinical Commissioning Group)
- Sir/Madam, North West Ambulance Service
- Heidi Mottram, Northern Rail
- Sean Hall, SLDC Environmental Protection
- Deborah Clarke, SLDC Open Spaces
- Bryan McFarland, Stagecoach
- Michael Sanderson, Stagecoach
- Sir/Madam, United Utilities
- Dave Sherratt, United Utilities

Attendees

- Lucy Barron, Arnside & Silverdale AONB
- Alan McNicoll, Cumbria County Council
- Graeme Innes, Cumbria County Council
- Colin Parkes, Cumbria County Council
- Liz Locke, Environment Agency
- David Goode, Lancashire County Council
- Janet Baguley, Natural England
- Elizabeth Knowles, Natural England
- Willie McPhail, Stagecoach

Discussion

Table 1

Problems:

- (NE) Functionally linked land
 - Spa
 - Similar issues as with LCC plan
- (NE + AONB) Robust ecological network is crucial special quality of AONB – plan should enhance – net gains.
- (NE) Plan should set out special qualities.
- (AONB/LCC) Bus services ‘doomed’ / under threat.
- Not all trains stop in AONB stations.
- Station shuttle important.
- (LCC) Residential development - roads not able to accommodate pedestrians + cars together.
- (AONB) Car Park @ S70 could result in cutting shuttle bus as would discourage use.
- (LCC + AONB) Speed limits naturally low due to nature of roads – enforcement would be an issue if formal limit – would add more visually intrusive signage – signage design could help.
- Caravans / static movements - Result in a constraint in terms of road capacity – DPD caravan sites policy should take into account.
- (EA) Expansion of caravan sites needs to be very carefully monitored / controlled due to lack of mains sewage system. Physical expansion of caravan numbers, and any change in pattern of useage ie from holiday to residential use. Similar issue applies with farm diversification converting barns etc to residential or holiday accommodation – can lead to overloading existing septic tank infrastructure unless this is upgraded as part of the development.
- (EA) Discharges – impacts on designated Shellfish Waters in Morecambe Bay– extra layer of water quality control this is specifically regarding bacterial contamination, eg from sewage.
- (EA) Silverdale – very vulnerable ground water – care required when considering surface water management of new carpark at Silverdale Station (although the EA no-longer routinely provides comments on surface water management)
- (EA) Silverdale – existing impacts of septic tank infra not fully known.
- (EA) Caravan sites – septic tank infra is already overloaded.
- (EA) S70 – very tight controls needed regarding drainage
- (EA) However SuDs where vulnerable aquifers need alternative – keep out of aquifer.
- (EA) Flood risk on e.g. Station Yard needs looking at but not show stopper.
- (EA) Sites that flooded in Storm Desmond are being classed as FZ3 (not yet re-drawn maps) – no new modelling currently proposed.
- (EA) No asset programmes in area.
- (AONB/EA) Leighton Moss SSSI in unfavourable condition due to water quality / diffuse pollution / septic tank seepage – implications when there are flood events.
- (EA) Septic tank condition (aged etc) = leaks.
- (AONB) B39 – part priority habitat – double check, should be ruled out?

LCC Public Realm Development Manger: Due to issues of remoteness, access to public open space in terms of play areas, young people facilities and amenity space for informal play, which often doubles up as an area for community activities, is important in rural areas.

- LCC Public Realm Development Manger: The ideal would be for all villages within the area to offer such facilities and any developments in these areas to contribute towards the ongoing quality of such facilities.
- LCC Public Realm Development Manger: There is a lack of young people's facilities in these areas. These can include; age specific pieces of equipment(usually more challenging for this age group); climbing walls/boulder; Multi Use Games areas; BMX tracks; Skate areas; teen shelters, etc.

Opportunities

- Need to encourage sustainable modes of travel by making new footways.
- (LCC) Quality walking / cycling routes to encourage sustainable travel
- Remove stiles to encourage footpath use.
- Footpath bypasses where there are pinch points.
- (AONB) Yealand - school in between 2 settlements – need footpath.
- Sandside – Footpaths needed around proposed sites.
- (AONB) Need to reduce no of cars on roads by encouraging alternatives, reducing car journeys.
- (EA) SuDs – hard SuDs not preferred anyway but sometimes best/only option.
- (EA/NE) SuDs need to be carefully designed in AONB + contribute to AONB objectives.
- (AONB) – AONB Management plan – should guide priorities for infra monies investment.
- (AONB) Sites suitable for housing should be used for the type of houses that are actually needed, otherwise, we'll always need more sites to meet the need + the more sensitive sites will have to be used as all the suitable sites will have been used up.
- (AONB + NE) HSG – RSLs – deliver what's needed + enhancing rather than using up the suitable sites for market / large homes – enhancing = habitat creation, biodiversity networks etc.
- (AONB/NE) Policy framework (not just funding) important to deliver AONB Management plan objectives. through DPD.
- (AONB/NE) Policies to direct funding in future e.g. Star on map to highlight the areas we'd like to see it directed to.
- (AONB/NE) CIL priority in AONB should include ecological / GI enhancement inc for community benefit.
- (AONB/NE) IDP AONB section – list AONB priorities for CIL spending.
- (AONB) A9 Hollins Lane – open space should be created on part of the site not developed. Recognising former rec use.

Table 2

Problems:

- Flood risk issues on a number of sites.
- Lack of main sewerage in Silverdale – careful management of situation.

- Same regarding localised highways issues e.g. particular difficult junctions in villages but no real strategic problem given scale of development.
- Lack of functional public transport network – not commercially viable and no prospect of commercial services or increased subsidies. Agree that the public transport network within the AONB is poor. The 552 bus timetable (unlike the shuttle bus and route 51 at Silverdale) certainly does not provide an integrated network with the rail timetable. Also, to get from one side of the AONB to the other (e.g. Sandside to Warton), a traveller must catch a bus, a train and another bus. What would be a more practical solution, but one that Stagecoach would have to implement, is one bus between Carnforth and Milnthorpe, which can connect to their 555 route at either end, and also connect with the trains at Arnside and Silverdale. The other problems with the current 552 bus timetable, is that they don't start early enough or run late enough for people to get to work, and their frequency is very poor (2 to 4 hours between buses). If new houses are built on the Sandside/Storth/Carr Bank side of the AONB, many workers will have no alternative but to use their cars.
- Silverdale Station poorly connected to the village.
- Education – no secondary school in AONB, need to establish primary school capacities.
- Limited social facilities, people can feel isolated in rural communities.
- Scale of development likely to yield very limited developer contribution for infrastructure improvements.
- Perception that rural roads are unsafe hence calls for 40mph limit – but probably a separate issue to development plan – probably not justification for broad brush approach.
- Parking at Arnside Station and related opportunities with sites put forward around.
- Provision of safe walking routes to public transport.
- Narrow roads and lanes making waste collections or goods deliveries difficult.

Opportunities:

- Encouraging walkers + cycling –
 - Facilities at station
 - Storage in new homes?
- Opportunities related to Morecambe Bay cycle route and England Coastal path and for connection to these routes.
- Opportunities for parking at Silverdale station
- Any scope for extend rural wheels scheme into Lancashire – developer contributions.
- Open up the blocked former rail bridge at Sandside, so that there is a continuous off-road path along the disused railway to Arnside.
- CCC pointed out that all flood risk should be considered in planning and [Flood Maps for Surface Water](#) are available. It should be presumed that **development is not to be permitted on at least those parts within the site that are known to be at risk of flooding** from any source.
- CCC said that the scale of development (around 150-200 units spread across the AONB in multiple small sites over 15 years) was **too small to have a significant effect** on our network or to deliver significant developer contributions.
- Re applying a **blanket 40mph speed limit across the roads in the AONB.**

CCC replied that there was a process outside planning by which this could be considered but it would need the support of members and the local community and would be **contrary to guidance and unlikely to be successful**. TRO's are usually used because of specific issues at specific locations. We also commented that due to the nature of the roads and locations speeds in reality are much lower than the national speed limit in any case.

- CCC state there is an existing problem of on street parking at both railway stations so we **believe we can support further car parking at these stations**.
- CCC would need to **look at each site individually** to take a view on all the sites are **accessible to the highway network**.
- CCC - We are not likely to know about details such as ransom strips, etc.

SLDC Public Protection Comments (sent by email after the event)

- Support active travel in the AONB as well as public transport that can link in with active travel.
- Opportunities – Could include a bike parking project in the area at key locations such as the station, schools, village halls and outside businesses (for both workplaces and visitors); better footpaths/multi use which can take walkers off the roads
- Morecambe Bay Partnership – Arnside viaduct feasibility study – how does this link in? Potential opportunity?
- Comments on contaminated land and other EP issues will be explored at a later date when the specific sites are released.

NW Ambulance Service Comments (sent by email after the event)

In respect of constraints/opportunities for the Ambulance Service the potential effects of the plan would be:

- Increased population will have an impact on our responses and resources. It is important we know about numbers and types of developments so that we can plan and react to future requirements.
- Location of developments is important to us as we have an eight minute window from receiving a genuine 999 call to arriving at the scene. Location of developments is required to determine where best to position vehicles to achieve the required response time.

Do you have an indicative time frame for next planning stages which will identify the potential developments in greater detail.

Does your Council offer a bidding system for CIL funding? Following notice of your detailed proposed New Local Plan we would need to forecast the impact of any future development proposals upon our service provision. This would highlight whether there would be a case for us needing extra resources to cover the future developments e.g. an additional operational vehicle. If it did this would be the basis for a potential bid.



Appendix 6a – Summary of responses to Issues and Options and Extra Sites Consultations

Arnside & Silverdale AONB Development Plan Document: Interim Consultation Statement September 2016

No	Name	Organisation	Question /Site Ref	Summary of Comments Received	Officer Response
001	Mrs Phillipa Ashton		Introduction	<ul style="list-style-type: none"> • Detrimental impact on the landscape from development • No need for more housing in Warton • Infrastructure cannot cope with additional population. Risks of flooding, drainage and traffic problems 	<ul style="list-style-type: none"> • The impacts of potential development on the landscape will be assessed and used to inform the draft DPD • AONB Housing Needs Survey (2014) gives a good indication of needs arising in all settlements. No contrary evidence provided • Infrastructure needs and capacities under consideration to inform draft DPD
			Site W83	<ul style="list-style-type: none"> • Impact on Crag. Water run-off onto Main Street. Greenfield site. 	<ul style="list-style-type: none"> • Site W83 is not suitable for development.
			Site W84	<ul style="list-style-type: none"> • Incorrect boundary. Flood risk Greenfield site. 	<ul style="list-style-type: none"> • Site withdrawn
			Site W85	<ul style="list-style-type: none"> • On flood plain. Existing houses add to run-off flooding on Main Street Greenfield site. 	<ul style="list-style-type: none"> • Site W85 is not being taken forward for allocation because it already has outline planning consent (15/00847/OUT)
			Site W86	<ul style="list-style-type: none"> • On flood plain, flood risk Greenfield site. 	<ul style="list-style-type: none"> • Site W86 is not suitable for development.
			Sites W87/88/89	<ul style="list-style-type: none"> • Flood risk to properties on Main Street Greenfield site. 	<ul style="list-style-type: none"> • Site W87 is not suitable for development. • Parts of Sites W88/W89 are being taken forward for residential development.
			Site W90	<ul style="list-style-type: none"> • Drainage problems. Will ruin views from school and cause safeguarding issues Greenfield site. 	<ul style="list-style-type: none"> • Site W90 is not suitable for development.
			Sites W92/93	<ul style="list-style-type: none"> • Impact on Keer. Flood risk to properties on Gardner Road Greenfield site. 	<ul style="list-style-type: none"> • Sites W92/93 are not suitable for development.
			Site W94	<ul style="list-style-type: none"> • Impact on Warton Crag Greenfield site. 	<ul style="list-style-type: none"> • Site W94 is not being taken forward for allocation as it already has outline planning consent (14/00499/OUT).
			Site W95	<ul style="list-style-type: none"> • Flood risk on the Keer Greenfield site. 	<ul style="list-style-type: none"> • Site W95 is not suitable for development.
002	Mr George Askew		Q3	<ul style="list-style-type: none"> • Invest in roads infrastructure to carry additional traffic. • Develop brownfield sites, including Lundsfield Quarry at Carnforth. • Object to housebuilding in Warton 	<ul style="list-style-type: none"> • Infrastructure needs and capacities under consideration to inform draft DPD • Brownfield sites are under consideration for development. Sites in Carnforth are not covered by this DPD • Noted
003	Mrs Ellen Bernfield		Q3	<ul style="list-style-type: none"> • Agree with Arnside Parish Council and Arnside Parish Plan Trust responses. 	<ul style="list-style-type: none"> • Noted

Arnside & Silverdale AONB Development Plan Document: Interim Consultation Statement September 2016

No	Name	Organisation	Question /Site Ref	Summary of Comments Received	Officer Response
				<ul style="list-style-type: none"> Support development of small, brownfield sites. Oppose development of large sites 	<ul style="list-style-type: none"> Brownfield sites are under consideration for development. Site sizes will be very carefully considered against best practice for development in protected landscapes
			Sites A1/3/4/10/13/15/20/21/23/30	<ul style="list-style-type: none"> Support open space 	<ul style="list-style-type: none"> These sites are being retained as Open Spaces (Sites A1, A3, A4, A10 and A20) or Key Settlement Landscapes (A15, A21, A23 and A30) or are otherwise to be left undeveloped (A13 and A30). They are not suitable for development.
			Sites A2/11/12/17/18/19	<ul style="list-style-type: none"> Object, retain as open space 	<ul style="list-style-type: none"> Sites A2, A17, A18 and A19 are not suitable for development. Site A11 is being taken forward for residential development. A small amount of development is proposed on part of Site A12 (A11).
			Sites A5/7/24/26/97/106/107	<ul style="list-style-type: none"> Object to development 	<ul style="list-style-type: none"> Site A26 is being taken forward for mixed-use development. Sites A5, A7, A24, A97, A106 and A107 are not suitable for development.
			Site A6/14/25/28/29/105	<ul style="list-style-type: none"> Support development 	<ul style="list-style-type: none"> Site A6 is being taken forward for residential development. Sites A25/26/27 are being taken forward for mixed-use development. Sites A14 and A28 are not available. Sites A29 and A105 could more appropriately be dealt with through the Development Management process.
			Site A8	<ul style="list-style-type: none"> Support low density development 	<ul style="list-style-type: none"> A small amount of development is proposed on part of Site A8.
			Site A22	<ul style="list-style-type: none"> Support car park development 	<ul style="list-style-type: none"> Site A22 is not suitable for development.
			Site A27	<ul style="list-style-type: none"> Support partial development 	<ul style="list-style-type: none"> Sites A25/26/27 are being taken forward for mixed-use development.
004	Mr Christopher Bisco		Q1	<ul style="list-style-type: none"> Agree with 0.5ha/10 dwelling definition for major development 	<ul style="list-style-type: none"> See response to rep 26

Arnside & Silverdale AONB Development Plan Document: Interim Consultation Statement September 2016

No	Name	Organisation	Question /Site Ref	Summary of Comments Received	Officer Response
				<ul style="list-style-type: none"> Propose that brownfield sites are remediated/developed regardless of size (eg former Travis Perkins site) 	<ul style="list-style-type: none"> Brownfield sites are under consideration for development
			Q2	<ul style="list-style-type: none"> Agree that housing requirements should be identified, in stages after initial demand/backlog taken up. Base target on affordable housing needs and repeat surveys every 5 years. Market housing OK exceptionally on brownfield sites 	<ul style="list-style-type: none"> AONB Housing Needs Survey (2014) gives a good indication of needs arising in all settlements. Noted comments about repeat surveys. Viability assessments will be undertaken for all potential development sites
005	Mr Christopher Bisco		Site A15	<ul style="list-style-type: none"> Object to development: bigger than threshold for major sites. Should remain as Open Space 	<ul style="list-style-type: none"> Site A15 is not suitable for development.
006	Mr P Brindle		Q15	<ul style="list-style-type: none"> Transport infrastructure problems (road capacity and car parks) 	<ul style="list-style-type: none"> Infrastructure needs and capacities under consideration to inform draft DPD
			Q17	<ul style="list-style-type: none"> Caravan site development is against ethos of AONB 	<ul style="list-style-type: none"> Noted.
			Q23	<ul style="list-style-type: none"> Serious drainage infrastructure problems in Silverdale 	<ul style="list-style-type: none"> Infrastructure needs and capacities under consideration to inform draft DPD
			Q31	<ul style="list-style-type: none"> Scale of development proposed in AONB is against character and purpose of AONB 	<ul style="list-style-type: none"> The site suggestions are the result of a "Call for Sites" process designed to help ensure that as many sites as possible were considered in order to select the most appropriate sites. At this stage, the process has not allocated any sites for development: this will be done based on all available evidence, and relevant assessments
			Sites S43/50	<ul style="list-style-type: none"> Big sites (more than 10 dwellings) not appropriate for AONB 	<ul style="list-style-type: none"> Sites withdrawn
007	Mr Roger Cartwright		Introduction	<ul style="list-style-type: none"> Government planning policies are damaging to landscape and society. Sites search will make it more difficult to protect AONB from unsuitable development 	<ul style="list-style-type: none"> Noted The site suggestions are the result of a "Call for Sites" process designed to help ensure that as many sites as possible were considered in order to select the most appropriate sites. At this stage, the process has not allocated any sites for development: this will be done based on all available evidence, and relevant assessments
				<ul style="list-style-type: none"> AONB will benefit having a design guide 	

Arnside & Silverdale AONB Development Plan Document: Interim Consultation Statement September 2016

No	Name	Organisation	Question /Site Ref	Summary of Comments Received	Officer Response
				<ul style="list-style-type: none"> Community should prepare a list of assets of community value and a neighbourhood development plan Draft Sustainability Appraisal is designed to confuse the public NPPF presumption in favour of sustainable development will undermine any AONB policies prepared by this plan 	<ul style="list-style-type: none"> The DPD is likely to contain design policies, so it will not be necessary to prepare a separate design guide Assets of Community Value lists may be prepared at any time. The Councils are preparing a detailed and focused DPD for a small area, which will be akin to an NP in some respects e.g. being for a small area with shared characteristics Draft Sustainability Appraisal is written to a standard technical format. It designed to help assess and improve overall sustainability of the DPD Aspects of the presumption in favour of sustainable development are qualified by other policies which restrict development in the AONB
008	Mr Roger Cartwright		Background	<ul style="list-style-type: none"> 2.8: agree with management plan aims 2.9: sceptical that private sector will provide necessary infrastructure 2.10 Clarify "most sustainable sites" Plan needs to take account of physical suitability of land for development, especially in respect of drainage Limited capacity of village schools 	<ul style="list-style-type: none"> Noted Noted Site assessment process will do this, considering a wide range of variables, based around the impacts of the proposed developments and the proximity to services Noted and agreed School capacities will be assessed against any development proposals, and other factors (such as their admissions policies)
			Q1	<ul style="list-style-type: none"> Major development should be judged in relation to scale of area under consideration: no precise definition 	<ul style="list-style-type: none"> See response to rep 26
009	Mr Roger Cartwright		Q2	<ul style="list-style-type: none"> No need to identify a housing requirement: apply management plan objective 10 Prioritise speculative development outside the AONB, and develop new country parks on urban fringes 	<ul style="list-style-type: none"> Agree that it is not necessary to identify an AONB-specific housing requirement. Objective 10 will be taken into account in preparing the DPD Agree with the preference to locate most speculative development outside the AONB.

Arnside & Silverdale AONB Development Plan Document: Interim Consultation Statement September 2016

No	Name	Organisation	Question /Site Ref	Summary of Comments Received	Officer Response
					Country parks designation would be subject to resources and in relation to district-wide planning
010	Mr Roger Cartwright		Q5	<ul style="list-style-type: none"> Support Vision and Objectives. Concern about resources, implementation and standards of development 	<ul style="list-style-type: none"> Noted
011	Mr Roger Cartwright		Q6	<ul style="list-style-type: none"> Affordable houses should be the only types allowed, no market houses 	<ul style="list-style-type: none"> Affordable housing likely to be guided by need, combined with viability calculations
			Q20	<ul style="list-style-type: none"> Map submitted proposing large areas of countryside around Warton as being suitable for Open Space designation 	<ul style="list-style-type: none"> Map received. Open space proposals will be considered separately prior to publication of draft DPD
			Site W34	<ul style="list-style-type: none"> Development could be sustainable here for low cost housing, close to services and not contrary to AONB policies 	<ul style="list-style-type: none"> Noted. This site has full planning permission, which includes an identified number of affordable houses
			Sites W84/85/86	<ul style="list-style-type: none"> May be suitable for well-designed development as part of a larger improvement scheme for seasonal wetland restoration 	<ul style="list-style-type: none"> Site W84 withdrawn. W85 is not being taken forward for allocation as it already has outline planning consent (15/00847/OUT). Site W86 is not suitable for development.
			Sites W87/88/89/92/93/95	<ul style="list-style-type: none"> Not suitable for development: contrary to AONB policies. Re-classify as open space linked to Warton Crag 	<ul style="list-style-type: none"> Sites W87, W92/93 and W95 are not suitable for development. Parts of Sites W88/W89 are being taken forward for residential development.
012	Mr Roger Cartwright		Q18/19/20	<ul style="list-style-type: none"> Not all important spaces identified and suggests an alternative method of identifying them 	<ul style="list-style-type: none"> Acknowledged. All open space proposals will be considered separately prior to publication of draft DPD
			Q26	<ul style="list-style-type: none"> Preference for option (i) 	<ul style="list-style-type: none"> Noted.
			Q27	<ul style="list-style-type: none"> Many sites are too large for the AONB and have serious landscape and environmental problems 	<ul style="list-style-type: none"> See response to rep 26
			Q29	<ul style="list-style-type: none"> The whole of the AONB is special and has a boundary: further development boundaries are not necessary 	<ul style="list-style-type: none"> Noted, although the development boundary question concerned settlements within the AONB, not the AONB itself
			Q31	<ul style="list-style-type: none"> Small farms have disappeared and the land split from the steading, meaning that land cannot be managed sustainably. 	<ul style="list-style-type: none"> Noted
			Site S41	<ul style="list-style-type: none"> Not suitable for housing development: re-classify as open space/woodland. Suitable for 	<ul style="list-style-type: none"> Site S41 is not available for development.

Arnside & Silverdale AONB Development Plan Document: Interim Consultation Statement September 2016

No	Name	Organisation	Question /Site Ref	Summary of Comments Received	Officer Response
				continued use as rural business/tree nursery or part of a smallholding/amenity woodland	
			Site S42	<ul style="list-style-type: none"> • Suitable for 2-3 houses • Classify Institute Field as open space 	<ul style="list-style-type: none"> • Site developed
			Site S43	<ul style="list-style-type: none"> • Important green space vital to landscape character: classify as open space 	<ul style="list-style-type: none"> • Site withdrawn
			Sites S44/52	<ul style="list-style-type: none"> • Reclassify as open space with carefully limited well designed development for casual recreation 	<ul style="list-style-type: none"> • Site S44 is not suitable for development. • Site S52 was linked to proposed development on S44 and no development was proposed on S52 itself.
			Site S45	<ul style="list-style-type: none"> • Suitable for well-designed development keeping significant trees 	<ul style="list-style-type: none"> • Site S45 could more appropriately be dealt with through the Development Management process.
			Site S46	<ul style="list-style-type: none"> • Reclassify as open space with very limited built development. Nursery to continue as open space 	<ul style="list-style-type: none"> • Site S46 is not available for development.
			Site S47	<ul style="list-style-type: none"> • Reclassify as open space (TPO), excluding existing permission for one house 	<ul style="list-style-type: none"> • Site S47 has consent for residential development (13/00085/FUL)
			Site S48	<ul style="list-style-type: none"> • Woodland in multiple ownerships and no vehicular access. Re-classify as open space 	<ul style="list-style-type: none"> • Site S48 is not suitable for development.
			Site S49	<ul style="list-style-type: none"> • Potential development site to improve village centre 	<ul style="list-style-type: none"> • Site S49 could more appropriately be dealt with through the Development Management process.
			Site S50/53/54/55	<ul style="list-style-type: none"> • Not suitable for development: contrary to AONB policies. Re-classify as open space 	<ul style="list-style-type: none"> • Site S50 withdrawn. • Sites S50, S54 and S55 are not suitable for development. • Site S53 is not available for development.
			Site S51	<ul style="list-style-type: none"> • Some scope for a terrace of affordable houses. Re-classify as open space 	<ul style="list-style-type: none"> • Site S51 is not suitable for development.
			Site S56	<ul style="list-style-type: none"> • Not suitable for development: contrary to AONB policies. Re-classify as open space, with purchase by NT 	<ul style="list-style-type: none"> • A small amount of development is proposed on part of Site S56.
			Site S57	<ul style="list-style-type: none"> • Possible scope for a small terrace of affordable houses 	<ul style="list-style-type: none"> • Site S57 could more appropriately be dealt with through the Development Management process.
			Site S58	<ul style="list-style-type: none"> • Seasonal flooding and septic tank soakaway. Not suitable for development: contrary to AONB policies. Re-classify as open space 	<ul style="list-style-type: none"> • Site S58 is not suitable for development.

Arnside & Silverdale AONB Development Plan Document: Interim Consultation Statement September 2016

No	Name	Organisation	Question /Site Ref	Summary of Comments Received	Officer Response
			Sites S59/60/ 61/62/63/64/ 65/66/67/68/69	<ul style="list-style-type: none"> Support designations but extend to linked open space (as shown on attached map) 	<ul style="list-style-type: none"> National Trust land – open countryside, already protected by virtue of ownership.
			Site S70	<ul style="list-style-type: none"> Suitable for small scale development – affordable housing? 	<ul style="list-style-type: none"> Site S70 is being taken forward for mixed-use development.
			Site S98	<ul style="list-style-type: none"> Not suitable for development: contrary to AONB policies. Re-classify as open space 	<ul style="list-style-type: none"> Site S98 is not suitable for development.
013	Mr & Mrs K Conlon		Sites B73/74/ 75/76	<ul style="list-style-type: none"> Sites not suitable for development: poor road access, no street lighting, no sewerage/drainage, no public transport, no local services 	<ul style="list-style-type: none"> Sites B73, B74, B75 and B76 are not suitable for development.
014	Mr R R Davies		Site S56	<ul style="list-style-type: none"> Site not suitable for development: serious sewerage and drainage problems, major access and traffic problems, use brownfield sites first 	<ul style="list-style-type: none"> A small amount of development is proposed on part of this Site S56.
015	Mr Peter Duxbury		Site B31	<ul style="list-style-type: none"> Infrastructure cannot accommodate doubling size of caravan site 	<ul style="list-style-type: none"> Site B31 is not suitable for development.
			Site B73	<ul style="list-style-type: none"> Site is a toxic waste dump and unsuitable for development. Road and sewerage infrastructure inadequate for more housing 	<ul style="list-style-type: none"> Site B73 is not suitable for development.
			Site B74	<ul style="list-style-type: none"> Roads inadequate to serve more housing. No sewer 	<ul style="list-style-type: none"> Site B74 is not suitable for development.
			Site B75	<ul style="list-style-type: none"> Common Land: no sewer and busy road junction. Could be a car park 	<ul style="list-style-type: none"> Site B75 is not suitable for development.
			Site B76	<ul style="list-style-type: none"> Large site relative to the size of the village. Road capacity limitations Unsafe road access, no sewerage, partly on limestone pavement 	<ul style="list-style-type: none"> Site B76 is not suitable for development.
			Site B109	<ul style="list-style-type: none"> Large relative to existing village and amount of services. Road system already struggling to cope 	<ul style="list-style-type: none"> Part of Site B109 is being taken forward for residential development.
			Other issues raised	<ul style="list-style-type: none"> Caravan site visitors already add to pressure on infrastructure 	<ul style="list-style-type: none"> Infrastructure needs and capacities under consideration to inform draft DPD
			Q31	<ul style="list-style-type: none"> Important to protect qualities of the AONB 	<ul style="list-style-type: none"> Agreed
016	Mr Alan Ferguson		Q22	<ul style="list-style-type: none"> Connectivity and protecting non-designated species rich areas 	<ul style="list-style-type: none"> Noted

Arnside & Silverdale AONB Development Plan Document: Interim Consultation Statement September 2016

No	Name	Organisation	Question /Site Ref	Summary of Comments Received	Officer Response
				<ul style="list-style-type: none"> Species rich features exist on sites A2, A7, A97, B31, B33, B40, B73, B74, B76, B114, B116, S44, S52, S98 – if developed will break wildlife connectivity. 	<ul style="list-style-type: none"> Potential development sites will be subject to ecological assessment to consider wildlife connectivity
017	Mrs Elaine Fishwick		Q6	<ul style="list-style-type: none"> Affordable housing should be phased so that they benefit local people and so that the market is not over-supplied at any given time (need is spread over time not all needed at once) 	<ul style="list-style-type: none"> Phasing will be applied as a way of guiding development throughout the plan period. Affordable housing likely to be guided by need, combined with viability calculations
			Q13	<ul style="list-style-type: none"> Develop employment sites where evidence of companies wishing to relocate 	<ul style="list-style-type: none"> Draft employment site allocations will relate to relocations and other factors including demand for employment for local residents
			Q27	<ul style="list-style-type: none"> Sites do not reflect AONB sensitivity or infrastructure constraints 	<ul style="list-style-type: none"> The site suggestions are the result of a “Call for Sites” process designed to help ensure that as many sites as possible were considered in order to select the most appropriate sites. At this stage the process has not allocated any sites for development: this will be done based on all available evidence, and relevant assessments. Infrastructure needs and capacities under consideration to inform draft DPD
			Q31	<ul style="list-style-type: none"> Road and transport constraints in AONB, and car dependence 	<ul style="list-style-type: none"> Infrastructure needs and capacities under consideration to inform draft DPD
018	Mrs Elaine Fishwick		Site S48	<ul style="list-style-type: none"> Site would be visually intrusive and require tree felling 	<ul style="list-style-type: none"> Site S48 is not suitable for development.
			Site S50	<ul style="list-style-type: none"> Object to development on important open space 	<ul style="list-style-type: none"> Site withdrawn
			Site S51	<ul style="list-style-type: none"> Could be suitable for up to 2 dwellings 	<ul style="list-style-type: none"> Site S51 is not suitable for development.
			Site S52	<ul style="list-style-type: none"> Very poor access to this site 	<ul style="list-style-type: none"> S52 was linked to proposed development on S44 and no development was proposed on S52 itself.
			Site S54	<ul style="list-style-type: none"> Land prone to flooding. Traffic problems on Cove Road. Damage open landscape 	<ul style="list-style-type: none"> Site undeliverable
			Sites S55/57/98	<ul style="list-style-type: none"> Unsuitable because of access and visual impact 	<ul style="list-style-type: none"> Sites S55 and S98 are not suitable for development. Site S57 could more appropriately be dealt with through the Development Management process.
			Q31	<ul style="list-style-type: none"> Need for larger affordable houses for families, shared ownership and property sub-divisions 	<ul style="list-style-type: none"> AONB Housing Need Survey (2014) gives a good indication of needs arising in all settlements

Arnside & Silverdale AONB Development Plan Document: Interim Consultation Statement September 2016

No	Name	Organisation	Question /Site Ref	Summary of Comments Received	Officer Response
			Other issues raised	<ul style="list-style-type: none"> Self-build and eco homes supported Larger dwellings should be converted into smaller houses or flats 	<ul style="list-style-type: none"> Both points agreed, subject to evidence, need and suitability of any proposal
019	Mr Tom Forshaw		Background	<ul style="list-style-type: none"> Acknowledges cuts to public sector budgets, services and resources 	<ul style="list-style-type: none"> Noted
020	Mr Tom Forshaw		Evidence	<ul style="list-style-type: none"> Concern about potential to develop lots of market housing: suggest that some should be provided outside the AONB 	<ul style="list-style-type: none"> The site suggestions are the result of a “Call for Sites” process designed to help ensure that as many sites as possible were considered in order to select the most appropriate sites. At this stage, the process has not allocated any sites for development: this will be done based on all available evidence, and relevant assessments
			Q2	<ul style="list-style-type: none"> Set housing requirements for five years and review 	<ul style="list-style-type: none"> The DPD is unlikely to identify an AONB-specific housing requirement. Phasing will be considered for the 15 year plan period, subject to the assessment of relevant evidence
			Q3	<ul style="list-style-type: none"> Concern about infrastructure resourcing, and in validity of flood risk assessments 	<ul style="list-style-type: none"> Infrastructure needs and capacities under consideration to inform draft DPD
021	Mr Tom Forshaw		Q5	<ul style="list-style-type: none"> Objectives generally worded. Need to be more specific to protect AONB, where development is an exception 	<ul style="list-style-type: none"> We will review the scope to make the DPD objectives more specific
022	Mr Tom Forshaw		Q6	<ul style="list-style-type: none"> Affordable housing proportion should be set nearer 80% 	<ul style="list-style-type: none"> Affordable housing likely to be guided by need, combined with viability calculations
			Q7	<ul style="list-style-type: none"> Yes, AONB development should be limited to meeting local needs 	<ul style="list-style-type: none"> Noted
			Q8	<ul style="list-style-type: none"> Strong planning policies, high % for affordable housing and good design standards 	<ul style="list-style-type: none"> Noted
			Q10	<ul style="list-style-type: none"> Yes, prioritise brownfield development 	<ul style="list-style-type: none"> Brownfield sites are under consideration for development
			Q16	<ul style="list-style-type: none"> At Silverdale Golf Club or the RSPB (by agreement) 	<ul style="list-style-type: none"> Locations noted. Infrastructure needs and capacities under consideration to inform draft DPD
			Q17	<ul style="list-style-type: none"> Presumption against new caravan sites, extensions or increases in seasonal occupation periods 	<ul style="list-style-type: none"> Preferences noted. Caravan policy and possible allocations will be informed by evidence including impact assessments

Arnside & Silverdale AONB Development Plan Document: Interim Consultation Statement September 2016

No	Name	Organisation	Question /Site Ref	Summary of Comments Received	Officer Response
			Q26	<ul style="list-style-type: none"> Housing should be focused around existing urban settlements leaving AONB to meet local needs only 	<ul style="list-style-type: none"> AONB Housing Needs Survey (2014) gives a good indication of needs arising in all settlements. Agree with the need to locate most speculative development outside the AONB
			Site S48	<ul style="list-style-type: none"> Unsuitable because of heavily wooded site 	<ul style="list-style-type: none"> Site S48 is not suitable for development.
023	Mr Bill Gamble		Site A12	<ul style="list-style-type: none"> Object to development that would take away a spectacular view across the estuary 	<ul style="list-style-type: none"> A small amount of development is proposed on part of Site A12 (A11).
024	Mrs Lyn Gamble		Site A12	<ul style="list-style-type: none"> Object to major development that would take away a spectacular view across the estuary 	<ul style="list-style-type: none"> A small amount of development is proposed on part of Site A12 (A11).
025	Mr Keith Gaydon		Sites W84/85/86	<ul style="list-style-type: none"> Serious concern about flood risk to any development on these sites, and implications for neighbouring houses 	<ul style="list-style-type: none"> Site W84 withdrawn. Sites W84 and W86 are not suitable for development. Site W85 is not being taken forward for allocation as it already has outline planning consent (15/00847/OUT).
026	Mr John Hammond		Q1	<ul style="list-style-type: none"> Favours a case by case assessment, informed by James Maurici QC quote 	<ul style="list-style-type: none"> Agree. This is the most up to date interpretation of major development
			Q2	<ul style="list-style-type: none"> Requirements should be identified for the AONB but need not be met within the boundaries of the AONB 	<ul style="list-style-type: none"> Agree. The draft plan will be guided by the capacity of the landscape to accommodate development within the AONB, based on our interpretation of the NPPF, including paragraphs 14 (with footnote 9) and 115
			Q3	<ul style="list-style-type: none"> Evidence relating to groundwater and sewerage disposal 	<ul style="list-style-type: none"> Noted. Infrastructure needs and capacities under consideration to inform draft DPD
			Q4	<ul style="list-style-type: none"> Valid and comprehensive 	<ul style="list-style-type: none"> Noted
			Q5	<ul style="list-style-type: none"> Appropriate objectives 	<ul style="list-style-type: none"> Noted
			Q6	<ul style="list-style-type: none"> Taking into account the qualities of AONB, to avoid development of market housing 	<ul style="list-style-type: none"> Agree with the preference to locate most speculative development outside the AONB
			Q7	<ul style="list-style-type: none"> Yes, restrict where possible 	<ul style="list-style-type: none"> Noted
			Q8	<ul style="list-style-type: none"> Apply Lancaster's Policy DM41 	<ul style="list-style-type: none"> Noted. Caravan policy and possible allocations will be informed by evidence including impact assessments. Important that policy is consistent throughout the whole AONB
			Q10	<ul style="list-style-type: none"> Yes, set brownfield target 	<ul style="list-style-type: none"> Noted
			Q11	<ul style="list-style-type: none"> Yes, density on case by case 	<ul style="list-style-type: none"> Noted

Arnside & Silverdale AONB Development Plan Document: Interim Consultation Statement September 2016

No	Name	Organisation	Question /Site Ref	Summary of Comments Received	Officer Response
			Q12	<ul style="list-style-type: none"> Yes, where there is local need 	<ul style="list-style-type: none"> Noted
			Q13	<ul style="list-style-type: none"> HS broadband and better mobile phone signal/coverage 	<ul style="list-style-type: none"> Infrastructure needs and capacities under consideration to inform draft DPD
			Q14	<ul style="list-style-type: none"> Large scale inappropriate, but small scale should be encouraged 	<ul style="list-style-type: none"> Noted
			Q16	<ul style="list-style-type: none"> Need better parking at stations and in Silverdale 	<ul style="list-style-type: none"> Locations noted. Infrastructure needs and capacities under consideration to inform draft DPD
			Q17	<ul style="list-style-type: none"> Further applications for caravan development require closest scrutiny 	<ul style="list-style-type: none"> Caravan policy and possible allocations will be informed by evidence including impact assessments.
			Q18	<ul style="list-style-type: none"> Yes 	<ul style="list-style-type: none"> Noted
			Q20	<ul style="list-style-type: none"> Sites S56 and 58, which have distinctive local topography 	<ul style="list-style-type: none"> Noted
			Q21	<ul style="list-style-type: none"> Emphasis on AONB qualities 	<ul style="list-style-type: none"> Noted
			Q22	<ul style="list-style-type: none"> By limiting development 	<ul style="list-style-type: none"> Noted
			Q23	<ul style="list-style-type: none"> That development will be severely limited 	<ul style="list-style-type: none"> Noted
			Q24	<ul style="list-style-type: none"> Existing policies are adequate 	<ul style="list-style-type: none"> Noted
			Q25	<ul style="list-style-type: none"> DPD should deter alien design features 	<ul style="list-style-type: none"> The DPD is likely to contain design policies
			Q26	<ul style="list-style-type: none"> Option (v), combined with meeting some development needs outside the AONB 	<ul style="list-style-type: none"> Noted
			Q30	<ul style="list-style-type: none"> Phasing through 3 x 5 year periods to avoid over-provision and in-migration 	<ul style="list-style-type: none"> Noted. Phasing will be applied as a way of guiding development throughout the plan period.
			Sites S56/58	<ul style="list-style-type: none"> Excluded sites using criteria set out in para 6.17: landscape, drainage and highways concerns 	<ul style="list-style-type: none"> A small amount of development is proposed on part of Site S56. Site S58 is not suitable for development.
027	Dr Chris Holroyd		Q1	<ul style="list-style-type: none"> Major development should not exceed NPPF para 116 criteria, and be defined case by case 	<ul style="list-style-type: none"> Agreed, see also response to rep 26
028	Dr Chris Holroyd		Evidence	<ul style="list-style-type: none"> Affordable housing must be carefully defined, guaranteed in perpetuity, and restricted to specific defined groups 	<ul style="list-style-type: none"> Agreed. Affordable housing likely to be guided by need, combined with viability calculations
			Q2	<ul style="list-style-type: none"> Need to link development to local needs: no need for more expensive properties. Unclear how affordable housing needs were identified 	<ul style="list-style-type: none"> AONB Housing Need Survey (2014) gives a good indication of needs arising in all settlements

Arnside & Silverdale AONB Development Plan Document: Interim Consultation Statement September 2016

No	Name	Organisation	Question /Site Ref	Summary of Comments Received	Officer Response
029	Dr Chris Holroyd		Q4	<ul style="list-style-type: none"> Vision OK, but development to be kept to a minimum to protect the AONB 	<ul style="list-style-type: none"> Noted. Vision will be reviewed in advance of the publication of the draft DPD
			Q5	<ul style="list-style-type: none"> Objectives about right 	<ul style="list-style-type: none"> Noted
030	Dr Chris Holroyd		Q6	<ul style="list-style-type: none"> Apply higher affordable housing % than 30/35% in the AONB. Increase council tax on second homes to fund affordable house building 	<ul style="list-style-type: none"> Affordable housing likely to be guided by need, combined with viability calculations Councils already collect maximum allowable council tax (100%) for second homes
			Q7	<ul style="list-style-type: none"> Yes, where possible 	<ul style="list-style-type: none"> Noted
			Q8	<ul style="list-style-type: none"> Yes, especially for elderly, but not at the expense of affordable development 	<ul style="list-style-type: none"> We need to consider optional housing standards and how to apply any of them in AONB
			Q9	<ul style="list-style-type: none"> Yes but without spoiling the AONB 	<ul style="list-style-type: none"> Noted
			Q10	<ul style="list-style-type: none"> Yes prioritise brownfield land and deal with contamination. Encourage development of Arnside boatyard building 	<ul style="list-style-type: none"> Brownfield sites are under consideration for development
			Q12	<ul style="list-style-type: none"> Arnside needs station car park. Support Station Yard 	<ul style="list-style-type: none"> Locations noted. Infrastructure needs and capacities under consideration to inform draft DPD
			Q13	<ul style="list-style-type: none"> Support employment development at B39, B81, A97 	<ul style="list-style-type: none"> Noted
			Q14	<ul style="list-style-type: none"> Small scale energy schemes should be encouraged, including solar, biomass and ground-source heat pumps 	<ul style="list-style-type: none"> Noted
			Q16	<ul style="list-style-type: none"> Support parking near Arnside station. Charge non-residents to park in the promenade – states “station yard is an obvious location” 	<ul style="list-style-type: none"> Locations noted. Infrastructure needs and capacities under consideration to inform draft DPD
			Q17	<ul style="list-style-type: none"> Accept need for control but recognise economic benefits. Suggest limiting growth and screening to minimise impact 	<ul style="list-style-type: none"> Caravan policy and possible allocations will be informed by evidence including impact assessments
			Q18	<ul style="list-style-type: none"> Add criteria in relation to rainfall/water attenuation and potential to generate more parking 	<ul style="list-style-type: none"> Noted – will consider these aspects
			Q20	<ul style="list-style-type: none"> Support The Common as open space (Site A15/16). Station Field (Site A23/24) and Briery Bank (Sites A11/12/14) 	<ul style="list-style-type: none"> Locations noted
			Q22	<ul style="list-style-type: none"> Yes [!!] 	<ul style="list-style-type: none"> (does not answer question)

Arnside & Silverdale AONB Development Plan Document: Interim Consultation Statement September 2016

No	Name	Organisation	Question /Site Ref	Summary of Comments Received	Officer Response
			Q23	<ul style="list-style-type: none"> Use sewage as resource for generating electricity, and clean run-off (greywater collection) for toilet flushing 	<ul style="list-style-type: none"> Infrastructure needs and capacities under consideration to inform draft DPD
			Q24	<ul style="list-style-type: none"> Yes [!!] 	<ul style="list-style-type: none"> (does not answer question)
			Q25	<ul style="list-style-type: none"> Yes [!!] 	<ul style="list-style-type: none"> (does not answer question)
031	Dr Chris Holroyd		Q26	<ul style="list-style-type: none"> Prefer option (iv) but concern about over-urbanising settlements. Avoid allocation in the open countryside. Ensure smaller settlements can continue to support their services 	<ul style="list-style-type: none"> Noted. We intend to focus small scale development close to existing services and facilities and that settlement character will be a consideration
			Q27	<ul style="list-style-type: none"> Number of development sites is disproportionate to local needs 	<ul style="list-style-type: none"> The site suggestions are the result of a 'Call for Sites' process designed to help ensure that as many sites as possible were considered in order to select the most appropriate sites. At this stage, the process has not allocated any sites for development: this will be done based on all available evidence, and relevant assessments
			Q28	<ul style="list-style-type: none"> Detail required is only known by owners and so prevents people from putting sites forward 	<ul style="list-style-type: none"> Site suggestions can be put forward by anyone, but are usually submitted by someone who has an interest in the land, using evidence to complete details sought on the site suggestion form to show it to be suitable for development
			Q29	<ul style="list-style-type: none"> Arnside, Silverdale, Beetham, Warton 	<ul style="list-style-type: none"> Settlements noted
032	Dr Chris Holroyd		Q30	<ul style="list-style-type: none"> Phase in 5-year periods 	<ul style="list-style-type: none"> Noted. Phasing will be applied as a way of guiding development throughout the plan period.
			Q31	<ul style="list-style-type: none"> Critical of consultation process Almost all green space in Arnside is designated for building Limited jobs – do not match housebuilding 	<ul style="list-style-type: none"> Consultation process involved writing to all residential addresses in the AONB, full information available in libraries and on the Council and AONB websites, together with holding several stakeholder events, six public drop-in events and the opportunity to discuss matters with officers over a six week period. Suggestions on how we could do better would be welcome. Full details of how we have engaged people are set out in the Consultation Report Nowhere is designated for building at this stage

Arnside & Silverdale AONB Development Plan Document: Interim Consultation Statement September 2016

No	Name	Organisation	Question /Site Ref	Summary of Comments Received	Officer Response
					<ul style="list-style-type: none"> We are considering some allocations for local employment but large scale employment is likely to be inappropriate for the AONB
033	Mr Chris Hunter		Site A15	<ul style="list-style-type: none"> Object to development and support designation as open space: important part of landscape character; development will worsen road congestion 	<ul style="list-style-type: none"> Site A15 is not suitable for development.
			Sites A11/12/13/14/22/23/24	<ul style="list-style-type: none"> Object to development. Support designation as open space. Concern about traffic congestion and local services 	<ul style="list-style-type: none"> Site A11 is being taken forward for residential development. A small amount of development is proposed on part of Site A12 (A11). Sites A13, A22, A23 and A24 are not suitable for development. Site A14 is not available for development.
034	Mrs Elspeth Jones		Q1	<ul style="list-style-type: none"> Review case by case: options in para 2.18 could have a dramatic effect on a small places 	<ul style="list-style-type: none"> Agreed, see also response to rep 26
035	Mrs Elspeth Jones		Q2/3	<ul style="list-style-type: none"> Housing requirements should account for survey response rates; market prices and relative demand; time taken to sell houses; whether it meets local needs 	<ul style="list-style-type: none"> Broadly agree that policy should be informed by evidence, but that it is not necessary to identify an AONB-specific housing requirement
036	Mrs Elspeth Jones		Q4	<ul style="list-style-type: none"> Agree, but add: "preserves residents' connectedness with the landscape character around them enhancing their well-being." 	<ul style="list-style-type: none"> Vision will be reviewed in advance of the publication of the draft DPD
037	Mrs Elspeth Jones		Q6	<ul style="list-style-type: none"> Support protection in the AONB, with higher % threshold for affordable housing. Support small self-build 	<ul style="list-style-type: none"> Affordable housing likely to be guided by need, combined with viability calculations. Self-build support noted
			Q8	<ul style="list-style-type: none"> Council should build council houses that do not have a right to buy. Maximum rents linked to CPI Consideration should be given to building bungalows to help support landscape objectives 	<ul style="list-style-type: none"> Noted – will consider these aspects, subject to evidence, resources and national policy guidance
			Q9	<ul style="list-style-type: none"> Permit temporary consent for estate based workers, with high eco-credentials 	<ul style="list-style-type: none"> Noted – will consider this aspect
			Q11	<ul style="list-style-type: none"> Fewer dwellings per hectare to ensure compatibility with current neighbourhoods 	<ul style="list-style-type: none"> Noted: broadly consistent with NPPF para 47

Arnside & Silverdale AONB Development Plan Document: Interim Consultation Statement September 2016

No	Name	Organisation	Question /Site Ref	Summary of Comments Received	Officer Response
			Q13	<ul style="list-style-type: none"> Consider barns, outhouses and pubs, live-work and community-led ventures 	<ul style="list-style-type: none"> We will consider policies that will help facilitate new uses for old buildings where appropriate
			Q14	<ul style="list-style-type: none"> Care with visual impact. Ensure new-builds are connected to any existing high-speed broadband service 	<ul style="list-style-type: none"> Agree. Infrastructure needs and capacities are under consideration to inform the draft DPD
			Q17	<ul style="list-style-type: none"> No more caravan sites: traffic problems 	<ul style="list-style-type: none"> Caravan policy and possible allocations will be informed by evidence including impact assessments. Infrastructure needs and capacities are under consideration to inform the draft DPD
			Q18	<ul style="list-style-type: none"> Key elements already identified. Importance of open space for bird flight-paths near Yealands 	<ul style="list-style-type: none"> Noted
			Q23	<ul style="list-style-type: none"> Consider capacity for services when siting new development 	<ul style="list-style-type: none"> Infrastructure needs and capacities are under consideration to inform the draft DPD
			Q25	<ul style="list-style-type: none"> Materials should blend with landscape; external lighting minimised/lighting impact of buildings considered in design; strict height restrictions; use of renewable energy 	<ul style="list-style-type: none"> Noted: all are relevant considerations
038	Mrs Elspeth Jones		Q26	<ul style="list-style-type: none"> Favour option (iii), compatible with local needs housing. Brownfield only on secondary settlements 	<ul style="list-style-type: none"> Noted
			Q27	<ul style="list-style-type: none"> Yealand sites involve developing fields or gardens, harming the landscape character and adding light pollution. No sewerage for these sites. Focus on brownfield 	<ul style="list-style-type: none"> The impacts of potential development on the landscape will be assessed and used to inform the draft DPD. The site suggestions are the result of a 'Call for Sites' process designed to help ensure that as many sites as possible were considered in order to select the most appropriate sites. At this stage, the process has not allocated any sites for development: this will be done based on all available evidence, and relevant assessments Infrastructure needs and capacities are under consideration to inform the draft DPD
			Q28	<ul style="list-style-type: none"> Use New Inn in at Yealand Conyers for mixed use/ live-work 	<ul style="list-style-type: none"> We understand the pub has recently been sold to a Community Benefit Society which may include these uses in any proposed redevelopment

Arnside & Silverdale AONB Development Plan Document: Interim Consultation Statement September 2016

No	Name	Organisation	Question /Site Ref	Summary of Comments Received	Officer Response
			Q29	<ul style="list-style-type: none"> Boundaries required for primary and secondary settlements to protect landscape and historical village context 	<ul style="list-style-type: none"> Noted
039	Miss Jane Lambert		Q6	<ul style="list-style-type: none"> Build only affordable houses in the AONB, on brownfield sites only. Consider converting larger properties into flats 	<ul style="list-style-type: none"> Affordable housing likely to be guided by need, combined with viability calculations Brownfield sites are under consideration for development
			Q7	<ul style="list-style-type: none"> Affordable housing offered to locals 	<ul style="list-style-type: none"> Noted. All affordable housing is subject to a local connection restriction
			Q14	<ul style="list-style-type: none"> Restrict solar panels on houses – adverse visual impact. Invest in solar panels located elsewhere 	<ul style="list-style-type: none"> Noted: detailed design matter to be considered
			Q15	<ul style="list-style-type: none"> Reduce excess highways signage. All villages should have a 20mph limit 	<ul style="list-style-type: none"> Noted: requires liaison with county councils as highways authorities
			Q17	<ul style="list-style-type: none"> No more caravan sites: adverse impact on roads 	<ul style="list-style-type: none"> Caravan policy and possible allocations will be informed by evidence including impact assessments
			Q23	<ul style="list-style-type: none"> Concern about lack of proper sewerage in Silverdale to accommodate any new housing. Need for space for soakaways 	<ul style="list-style-type: none"> Infrastructure needs and capacities are under consideration to inform the draft DPD
			Q31	<ul style="list-style-type: none"> Plan should protect the AONB designation and not use greenfield sites - land is a finite resource 	<ul style="list-style-type: none"> The impacts of potential development on the landscape will be assessed and used to inform the draft DPD. The draft plan will be guided by the capacity of the landscape to accommodate development within the AONB, based on our interpretation of the NPPF, including paragraphs 14 (with footnote 9) and 115
040	Miss Jane Lambert		Q27	<ul style="list-style-type: none"> Several sites in Silverdale not suitable for building, including one in a SSSI 	<ul style="list-style-type: none"> The site suggestions are the result of a 'Call for Sites' process designed to help ensure that as many sites as possible were considered in order to select the most appropriate sites. At this stage, the process has not allocated any sites for development: this will be done based on all available evidence, and relevant assessments
			Q28	<ul style="list-style-type: none"> Council should press government to find different types of affordable housing, including flat conversions with incentives for developers 	<ul style="list-style-type: none"> The Councils regularly put their case to government about the need to make proper provision for affordable housing

Arnsdale & Silverdale AONB Development Plan Document: Interim Consultation Statement September 2016

No	Name	Organisation	Question /Site Ref	Summary of Comments Received	Officer Response
041	Ms Laura Middleton [see also rep.no.213]		Q31	<ul style="list-style-type: none"> Concern about flooding, drainage and transport infrastructure in Silverdale Plan should include County Councils in respect of service cuts Reference to a report by Parkins & Partners commissioned by LCC on bedrock porosity 	<ul style="list-style-type: none"> Infrastructure needs and capacities are under consideration to inform the draft DPD Noted Important matter that is under investigation
042	Ms Dorothy Mitchell		Q9	<ul style="list-style-type: none"> Strict guidelines to prevent piecemeal development. Favour brownfield first and protection of AONB qualities 	<ul style="list-style-type: none"> The impacts of potential development on the landscape will be assessed and used to inform the draft DPD. Brownfield sites are under consideration for development
			Q26	<ul style="list-style-type: none"> Support criteria in paras 6.17 and 6.18 	<ul style="list-style-type: none"> Noted
			Q29	<ul style="list-style-type: none"> Arnsdale, Silverdale, Sandside/Storth, Warton 	<ul style="list-style-type: none"> Noted
			Sites A1/4/8/17/18	<ul style="list-style-type: none"> Support as open space 	<ul style="list-style-type: none"> All open space proposals will be considered separately prior to publication of draft DPD
			Site A2	<ul style="list-style-type: none"> Object to development: poorly related to settlements 	<ul style="list-style-type: none"> Site A2 is not suitable for development.
			Site A7	<ul style="list-style-type: none"> Object to development: landscape impact, poorly related to settlements 	<ul style="list-style-type: none"> Site A7 is not suitable for development.
			Sites A11/12/15	<ul style="list-style-type: none"> Support open space, object to development: prominent in the landscape 	<ul style="list-style-type: none"> Noted. A11 is being taken forward for residential development. Site A12 is not being taken forward due to exclusion criteria applying. A15 is not being taken forward due to significant landscape impacts that cannot be mitigated.
			Site A22	<ul style="list-style-type: none"> Support widening a lay-by to provide station parking only 	<ul style="list-style-type: none"> Site A22 is not suitable for development.
			Site A24	<ul style="list-style-type: none"> Object to development: landscape impact and drainage problems 	<ul style="list-style-type: none"> Site A24 is not suitable for development.
			Sites A25/26/27/106	<ul style="list-style-type: none"> Object to development – flood risk 	<ul style="list-style-type: none"> Sites A25/26/27 are being taken forward for mixed-use development. Site A106 is not suitable for development.
			Site A29	<ul style="list-style-type: none"> Support development 	<ul style="list-style-type: none"> Site A29 could more appropriately be dealt with through the Development Management process.
			Site A97	<ul style="list-style-type: none"> Object to development: unsustainable location 	<ul style="list-style-type: none"> Site A97 is not suitable for development.

Arnside & Silverdale AONB Development Plan Document: Interim Consultation Statement September 2016

No	Name	Organisation	Question /Site Ref	Summary of Comments Received	Officer Response
			Site A107	<ul style="list-style-type: none"> Object to development: prominent in local landscape 	<ul style="list-style-type: none"> Site A107 is not suitable for development.
043	Dr Richard Neary		Q2	<ul style="list-style-type: none"> Concern about lack of jobs, housing and infrastructure 	<ul style="list-style-type: none"> Noted
			Q31	<ul style="list-style-type: none"> More needs to be said/done about developing open space or enhancing the AONB, eg in respect of disused quarries 	<ul style="list-style-type: none"> All open space proposals will be considered separately prior to publication of draft DPD
			Site S43	<ul style="list-style-type: none"> Object to development: multiple landowners, difficult access, visible from Eaves Wood 	<ul style="list-style-type: none"> Site withdrawn
			Site S50	<ul style="list-style-type: none"> Object to development: prime farmland, overlooked and visible from Eaves Wood, wildlife destruction 	<ul style="list-style-type: none"> Site withdrawn
			Site S51	<ul style="list-style-type: none"> Object to development: on steep slope with no access and adjoins Eaves Wood 	<ul style="list-style-type: none"> Site S51 is not suitable for development.
044	Mr Peter Oakley		Q1	<ul style="list-style-type: none"> Apply definition in SI 2010 no.2184 (para 2.18) 	<ul style="list-style-type: none"> See response to rep 26
			Q6	<ul style="list-style-type: none"> Majority should be affordable 	<ul style="list-style-type: none"> Affordable housing likely to be guided by need, combined with viability calculations
045	Mr Peter Oakley		Q7	<ul style="list-style-type: none"> Restrict affordable housing to people living or working in the AONB 	<ul style="list-style-type: none"> Noted. All affordable housing is subject to a local connection restriction
			Q8	<ul style="list-style-type: none"> Affordables, housing for older people to move into as needed (when downsizing etc) 	<ul style="list-style-type: none"> Noted: valid points for consideration
			Q12	<ul style="list-style-type: none"> Sports facilities in Silverdale including tennis, skate park and MUGA 	<ul style="list-style-type: none"> Community infrastructure proposals will be considered prior to publication of draft DPD, and will be subject to deliverability
			Q14	<ul style="list-style-type: none"> AONB should restrict to small scale, eg roof mounted solar panels 	<ul style="list-style-type: none"> Noted
			Q16	<ul style="list-style-type: none"> Problems on Arnside Promenade, Emesgate Lane in Silverdale and at Warton. Favour car parks at both stations (station yard sites) 	<ul style="list-style-type: none"> Locations noted. Infrastructure needs and capacities are under consideration to inform the draft DPD
			Q17	<ul style="list-style-type: none"> Retain existing council caravan policies 	<ul style="list-style-type: none"> Noted. Caravan policy and possible allocations will be informed by evidence including impact assessments
			Q20	<ul style="list-style-type: none"> Designate all farm land, wood and moss, esp Warton Crag, Leighton Hall Park, Leighton Moss and Gait Barrows NNR 	<ul style="list-style-type: none"> Open space policies are designed to protect land within the built up areas from development. Unlikely to be required to protect open countryside Location noted

Arnside & Silverdale AONB Development Plan Document: Interim Consultation Statement September 2016

No	Name	Organisation	Question /Site Ref	Summary of Comments Received	Officer Response
				<ul style="list-style-type: none"> Designate Institute Field in Silverdale 	
046	Mr Peter Oakley		Q26	<ul style="list-style-type: none"> Favours option (v) 	<ul style="list-style-type: none"> Noted
			Site A2	<ul style="list-style-type: none"> Object to development: would harm view 	<ul style="list-style-type: none"> Site A2 is not suitable for development.
			Site A7	<ul style="list-style-type: none"> Object to development in open area 	<ul style="list-style-type: none"> Site A7 is not suitable for development.
			Sites A12/17/18	<ul style="list-style-type: none"> Object to development 	<ul style="list-style-type: none"> A small amount of development is proposed on part of Site A12 (A11). Sites A17 and A18 are not suitable for development.
			Site A26	<ul style="list-style-type: none"> Some development appropriate if it includes car parking 	<ul style="list-style-type: none"> Sites A25/26/27 are being taken forward for mixed-use development.
			Site A97	<ul style="list-style-type: none"> Object, retain as nature reserve 	<ul style="list-style-type: none"> Site A97 is not suitable for development.
			Site S42	<ul style="list-style-type: none"> Site already developed 	<ul style="list-style-type: none"> Acknowledged
			Sites S44/52/98	<ul style="list-style-type: none"> Object to development in remote place 	<ul style="list-style-type: none"> Sites S44 and S98 are not suitable for development. S52 was linked to proposed development on S44 and no development was proposed on S52 itself.
			Sites S46/48/50/54	<ul style="list-style-type: none"> Object to major development 	<ul style="list-style-type: none"> Site S50 withdrawn Site S46 is not available for development. Sites S48 and S54 are not suitable for development.
			Sites S56/58	<ul style="list-style-type: none"> Object to major development but acknowledge this site is less obtrusive 	<ul style="list-style-type: none"> A small amount of development is proposed on part of Site S56. Site S58 is not suitable for development.
			Site S67	<ul style="list-style-type: none"> Use part of this land for sports 	<ul style="list-style-type: none"> National Trust Land – Open Countryside – protected by virtue of ownership.
			Site S70	<ul style="list-style-type: none"> Support development of a car park 	<ul style="list-style-type: none"> Site S70 is being taken forward for mixed-use development.
047	Mr Peter Oakley		Q31	<ul style="list-style-type: none"> DPD should define meaning of sustainable development 	<ul style="list-style-type: none"> We are guided by the definitions and text contained in the <i>Introduction</i> and <i>Achieving Sustainable Development</i> sections of the NPPF
048	Mrs Anne Palmer		Q1	<ul style="list-style-type: none"> Assess major development case by case 	<ul style="list-style-type: none"> Agree. See also rep26
049	Mrs Anne Palmer		Q2	<ul style="list-style-type: none"> Identify housing needs in the AONB in line with national criteria 	<ul style="list-style-type: none"> Agree. AONB Housing Needs Survey (2014) gives a good indication of needs arising in all settlements.

Arnside & Silverdale AONB Development Plan Document: Interim Consultation Statement September 2016

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050	Mrs Anne Palmer		Q5	<ul style="list-style-type: none"> Broadly agree with objectives, but consideration required for different settlements within Silverdale, eg Silverdale Green 	<ul style="list-style-type: none"> Unlikely that the plan will contain this level of detail about a small settlement
051	Mrs Anne Palmer		Q6	<ul style="list-style-type: none"> No, apply national guidelines 	<ul style="list-style-type: none"> Noted: both Councils already have district-wide affordable housing policies, based on national guidelines
			Q25	<ul style="list-style-type: none"> Design standards must embrace modern materials and technologies 	<ul style="list-style-type: none"> Noted
052	Mrs Anne Palmer		Q6	<ul style="list-style-type: none"> No, apply national guidelines [repeats part of rep. no. 51] 	<ul style="list-style-type: none"> See above rep 51
053	Mrs Anne Palmer		Q26	<ul style="list-style-type: none"> Option (v) 	<ul style="list-style-type: none"> Noted
054	Mrs Anne Palmer		Q29	<ul style="list-style-type: none"> No settlement boundaries should be identified for any settlement: very difficult to do in Silverdale. Assess case by case 	<ul style="list-style-type: none"> Noted
055	Mr Wallace Park		Q23	<ul style="list-style-type: none"> Need to comply with EA advice for 3 stage treatment of discharges for new development in Silverdale: modern treatment plant; UV sterilisation; tertiary polishing/ finishing 	<ul style="list-style-type: none"> Noted and agreed. We will consider incorporating the EA advice into the policy wording
			Site S56	<ul style="list-style-type: none"> Object to major development. Concern about sewerage capacity, drainage and flood risk, notes recently flooded 	<ul style="list-style-type: none"> A small amount of residential development is proposed on part of Site S56.
056	Mr Colin Patrick		Site B32	<ul style="list-style-type: none"> Object to development: not in keeping with ribbon form of Beetham, will damage views out from church, poor access 	<ul style="list-style-type: none"> Site B32 is not suitable for development.
057	Mr Colin Patrick		Site B109	<ul style="list-style-type: none"> Object to development: not in keeping with ribbon form of Beetham. Poor access 	<ul style="list-style-type: none"> Part of Site B109 is being taken forward for residential development.
058	Mr Colin Patrick		Site B73	<ul style="list-style-type: none"> Object to development of a contaminated site. Concern about methods of containment and toxic nature of tipped material 	<ul style="list-style-type: none"> Site B73 is not suitable for development.
059	Dr Colin Peacock		Q1	<ul style="list-style-type: none"> Definition to be more nuanced to meet demonstrable local need in some cases 	<ul style="list-style-type: none"> See response to rep 26
			Q2	<ul style="list-style-type: none"> Establish rolling needs based on 5 year phasing, subject to monitoring and review 	<ul style="list-style-type: none"> Phasing will be applied as a way of guiding development throughout the plan period.
			Q3	<ul style="list-style-type: none"> Consider impacts on AONB from development close by, eg wind farms and tourism. 	<ul style="list-style-type: none"> Understood, although some developments are required on the edge of the AONB which do help protect the landscape within

Arnside & Silverdale AONB Development Plan Document: Interim Consultation Statement September 2016

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				Development outside AONB to fund links for bridleways, public transport	
			Q4/5	<ul style="list-style-type: none"> Support vision and objectives 	<ul style="list-style-type: none"> Noted
			Q6	<ul style="list-style-type: none"> Support high or total affordability on housing sites: all as exception sites. Favour rented, selective higher density too 	<ul style="list-style-type: none"> Affordable housing likely to be guided by need, combined with viability calculations. Density to reflect NPPF para 47. Note government policy intention to shift towards more starter homes.
			Q7	<ul style="list-style-type: none"> Yes, local need with lasting restrictions. Support more low cost rented property 	<ul style="list-style-type: none"> Noted
			Q8	<ul style="list-style-type: none"> Ensure downsizing needs can be met 	<ul style="list-style-type: none"> Noted
			Q9	<ul style="list-style-type: none"> Likely to be rare because of AONB size 	<ul style="list-style-type: none"> Agreed
			Q10	<ul style="list-style-type: none"> Agree brownfield priority. Need to ensure that restricted to development footprint 	<ul style="list-style-type: none"> Brownfield sites are under consideration for development
			Q11/12	<ul style="list-style-type: none"> Yes, see Q6 above 	<ul style="list-style-type: none"> Noted
			Q13	<ul style="list-style-type: none"> Need small workshops, with space for ancillary use e.g. vehicle storage, support for homeworking. Avoid CoU from shops to housing 	<ul style="list-style-type: none"> Noted and agreed subject to the scope and powers of the planning system. PD rights affect the control the DPD can have over some changes of use
			Q14	<ul style="list-style-type: none"> Small scale and local use. Favour relaxation of solar panels on buildings, and woodland management for fuel 	<ul style="list-style-type: none"> Noted
			Q15	<ul style="list-style-type: none"> No more tourist accommodation in open countryside: existing ones to be less car dependent. Max 40mph throughout with more 20mph zones on roads. Bridleways 	<ul style="list-style-type: none"> Noted. Infrastructure needs and capacities are under consideration to inform the draft DPD. Speed limits require liaison with county councils as highways authorities
			Q16	<ul style="list-style-type: none"> Better to manage speeds and encouraging alternatives. Link Silverdale station to RSPB car park 	<ul style="list-style-type: none"> The DPD will encourage alternatives, but acknowledge that most journeys will be done by car. Infrastructure needs and capacities are under consideration to inform the draft DPD
			Q17	<ul style="list-style-type: none"> No more touring caravan site: road safety difficulties. OK for more permanent pitches inside existing sites, subject to design and impact controls 	<ul style="list-style-type: none"> Touring/static points noted. Caravan policy and possible allocations will be informed by evidence including impact assessments
			Q18	<ul style="list-style-type: none"> Support criteria 	<ul style="list-style-type: none"> Noted
			Q19	<ul style="list-style-type: none"> No map for sites in Warton. Some proposed development sites are important open space 	<ul style="list-style-type: none"> All open space proposals will be considered separately prior to publication of draft DPD

Arnside & Silverdale AONB Development Plan Document: Interim Consultation Statement September 2016

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				and should be designated: W84, W87, W88, W89 and W90	<ul style="list-style-type: none"> Open space policies are designed to protect land within the built up areas from development. Unlikely to be required to protect open countryside
			Q21	<ul style="list-style-type: none"> Support pro-forma criteria 	<ul style="list-style-type: none"> Noted
			Q22	<ul style="list-style-type: none"> Yes, whole purpose of the AONB DPD 	<ul style="list-style-type: none"> Noted
			Q23	<ul style="list-style-type: none"> Need care not to exacerbate run-off, some caused by local geology and landform 	<ul style="list-style-type: none"> Noted and agreed
			Q24/25	<ul style="list-style-type: none"> Needs AONB design guide, recognising range of styles in each community Hidden features should be protected including archaeology 	<ul style="list-style-type: none"> The DPD is likely to contain design policies, so it will not be necessary to prepare a separate design guide
			Q27	<ul style="list-style-type: none"> Object to development at W86, W92 and W93: sites relatively remote/unsustainable 	<ul style="list-style-type: none"> Sites W86, W92 and W93 are not suitable for development.
			Q28	<ul style="list-style-type: none"> Roods play area could be developed for sheltered and older persons housing At the end of Well Lane and Borwick Close scope for 10-15 houses 	<ul style="list-style-type: none"> Noted
			Q29	<ul style="list-style-type: none"> Yes, to avoid ribbon development. Set at Warton, Yealand Conyers, Yealand Redmayne and Storrs, Beetham, Slackhead and Arnside. Not Silverdale 	<ul style="list-style-type: none"> Noted, although some places may suit additional ribbon development, rather than infilling
			Q30	<ul style="list-style-type: none"> See Q2 above 	<ul style="list-style-type: none"> Noted
060	Mr Ian Pearse		Sites Y101/102	<ul style="list-style-type: none"> Object to development: loss of views. Better to develop closer to Well Lane 	<ul style="list-style-type: none"> Sites Y101 and Y102 are not suitable for development.
			Site Y103	<ul style="list-style-type: none"> Scope for some development here, must include footpath on Footeran Lane and protection of Open space to the east 	<ul style="list-style-type: none"> Site Y103 is not suitable for development.
061	Mrs Shirley Pyznuik		Site A8	<ul style="list-style-type: none"> Object to development: drainage and sewerage capacity concerns, overlooking and road safety 	<ul style="list-style-type: none"> A small amount of residential development is proposed on part of this Site A8.
062	Mr Keith Reed		Q1	<ul style="list-style-type: none"> No rigid definition of Major Development, detailed quote from James Maurici QC. Suggested policy wording proposed 	<ul style="list-style-type: none"> Agree. See response to rep 26
063	Mr Keith Reed		Q2	<ul style="list-style-type: none"> Housing requirement should be based on OAN for the HMA covering the AONB, but take into account other factors. Should not be over-reliance on local housing needs survey, should 	<ul style="list-style-type: none"> It is not necessary to identify an AONB-specific housing requirement The draft plan will be guided by the capacity of the landscape to accommodate development within

Arnside & Silverdale AONB Development Plan Document: Interim Consultation Statement September 2016

No	Name	Organisation	Question /Site Ref	Summary of Comments Received	Officer Response
				not allocate a pro-rata amount from the SHMA studies. Should consider local characteristics and capacity to accommodate needs nearby outside AONB	the AONB, based on our interpretation of the NPPF, including paragraphs 14 (with footnote 9) and 115 <ul style="list-style-type: none"> Some housing needs may be met outside the AONB if suitable sites are not available within
			Q3	<ul style="list-style-type: none"> Capacity to accommodate development requiring private sewerage treatment; future provision of local bus services; other community facilities such as schools, libraries, parks etc; scope to improve specific cycle access; relationship between housing development and viability of local services; plans for wider high speed broadband coverage, and associated release of telephone exchange buildings for redevelopment 	<ul style="list-style-type: none"> Infrastructure needs and capacities are under consideration to inform the draft DPD
064	Mr Keith Reed		Q4/5	<ul style="list-style-type: none"> Support vision and objectives 	<ul style="list-style-type: none"> Noted
065	Mr Keith Reed		Q6	<ul style="list-style-type: none"> DPD should identify the % of affordable housing developed, setting a level over 50%, with some 100% sites to meet affordable needs 	<ul style="list-style-type: none"> Affordable housing likely to be guided by need, combined with viability calculations
			Q7	<ul style="list-style-type: none"> Should consider, especially in most sustainable locations 	<ul style="list-style-type: none"> Noted, but will need to be supported by relevant evidence
			Q8	<ul style="list-style-type: none"> Site specific policies to ensure appropriate mix conforms with housing needs and fits setting. Apply Lancaster's DM41/SC4. Should genuinely address local need 	<ul style="list-style-type: none"> The Housing Needs Survey identified needs including by type/size of property. All affordable housing is subject to a local connection restriction. The DPD is likely to contain design policies
			Q9	<ul style="list-style-type: none"> No comment 	
			Q10	<ul style="list-style-type: none"> Prioritise brownfield but setting a target is inappropriate. Consider also later phases of the plan where circumstances may change (Silverdale Exchange), or sites where there has been a previous use (part of Kayes Nursery not protruding into open countryside) 	<ul style="list-style-type: none"> Brownfield sites are under consideration for development. Phasing will be applied as a way of guiding development throughout the plan period.
			Q11	<ul style="list-style-type: none"> Density should relate to site characteristics rather than be imposed. Could do on a site specific basis 	<ul style="list-style-type: none"> Agree, based on NPPF para 47

Arnside & Silverdale AONB Development Plan Document: Interim Consultation Statement September 2016

No	Name	Organisation	Question /Site Ref	Summary of Comments Received	Officer Response
			Q12	<ul style="list-style-type: none"> Yes, from Village Plans and in relation to local needs 	<ul style="list-style-type: none"> Noted, but implementation will be subject to resources
			Q13	<ul style="list-style-type: none"> Support home working and high speed broadband. Site S70 suitable for employment uses 	<ul style="list-style-type: none"> Noted and agreed (including S70 preference). Infrastructure needs and capacities are under consideration to inform the draft DPD
			Q14	<ul style="list-style-type: none"> Large scale projects unsuitable and against NPPF para 116. Small scale domestic renewables policies should clarify what is appropriate in AONB 	<ul style="list-style-type: none"> Noted and agreed
			Q15	<ul style="list-style-type: none"> Bus services should be supported through CIL/s106. Road safety/parking issues at specific roads and time, eg Shore Road 	<ul style="list-style-type: none"> Service support will be investigated. Infrastructure needs and capacities are under consideration to inform the draft DPD
			Q16	<ul style="list-style-type: none"> Extra parking required at Silverdale station, connected with Site S70. Scope for more parking in Silverdale centre, supported by CIL/s106 	<ul style="list-style-type: none"> Locations noted
			Q17	<ul style="list-style-type: none"> Support application of existing council policies. Could support with policies to control impact of caravan development, eg to control colours, enforced through s106s 	<ul style="list-style-type: none"> Caravan policy and possible allocations will be informed by evidence including impact assessments
			Q18	<ul style="list-style-type: none"> Suggest also a consideration of the extent that a site is under development pressure. Also the extent to which the site contributes to the qualities of the AONB 	<ul style="list-style-type: none"> Welcome these points
			Q19	<ul style="list-style-type: none"> NT sites could be protected by general countryside policies. Danger of "second class" level of protection if not allocated. Needs wider or more selective approach 	<ul style="list-style-type: none"> Agree: open space policies are designed to protect land within the built up areas from development. Unlikely to be required to protect open countryside
			Q20	<ul style="list-style-type: none"> Suggested list of sites to be considered for protection if a wider approach is adopted. If narrower, include The Institute Field, Cove Road Playground and Cove Road Bowling Green 	<ul style="list-style-type: none"> Locations noted and agreed
			Q21	<ul style="list-style-type: none"> Protect all views from public rights of way, and green corridors adjoining settlements. Protect landscape and countryside for its own sake 	<ul style="list-style-type: none"> Noted: landscape assessments are being undertaken for site suggestions which include these considerations

Arnside & Silverdale AONB Development Plan Document: Interim Consultation Statement September 2016

No	Name	Organisation	Question /Site Ref	Summary of Comments Received	Officer Response
			Q22	<ul style="list-style-type: none"> Opportunity to enhance biodiversity value of land within or adjacent a site to be developed 	<ul style="list-style-type: none"> Noted for consideration
			Q23	<ul style="list-style-type: none"> Restrict development to avoid harm to groundwater or SSSI/SPA in Morecambe Bay. Requires specific policy in the DPD, especially and all site allocations tested against it before being confirmed 	<ul style="list-style-type: none"> Agreed. Detailed evidence about groundwater required to support this. HRA/AA – will ensure plan does not negatively affect SSSI/SAC/SPA etc
			Q24	<ul style="list-style-type: none"> Existing policies may be adequate 	<ul style="list-style-type: none"> Noted
			Q25	<ul style="list-style-type: none"> Avoid suburbanisation. DPD should define the crucial elements of design which contribute to the built character of the AONB – basis of design guidance 	<ul style="list-style-type: none"> Useful points. The DPD is likely to contain design policies
066	Mr Keith Reed		Q26	<ul style="list-style-type: none"> Support option (v). Some development may be appropriate in secondary settlements and from windfalls 	<ul style="list-style-type: none"> Noted
			Sites S41/44/51/52/55/58/98	<ul style="list-style-type: none"> Sites not suitable for development 	<ul style="list-style-type: none"> Site S41 is not available for development. Sites S44, S51, S52, S55, S58 and S98 are not suitable for development. Site S52 was linked to proposed development on S44 and no development was proposed on S52 itself.
			Site S42	<ul style="list-style-type: none"> Site already developed 	<ul style="list-style-type: none"> Noted and agreed
			Site S43	<ul style="list-style-type: none"> Owner does not want site developed: drainage problematic. Scope to consider frontage development on Cove Road 	<ul style="list-style-type: none"> Site withdrawn
			Sites S45/57	<ul style="list-style-type: none"> Possible for some development on part(s) of these site 	<ul style="list-style-type: none"> Site S45 and S57 could more appropriately be dealt with through the Development Management process.
			Site S46	<ul style="list-style-type: none"> SE section only, suitable for development 	<ul style="list-style-type: none"> Noted. Site S46 is not available for development.
			Sites S47/54/70	<ul style="list-style-type: none"> Sites suitable for development, subject to drainage caveats; S70 for employment 	<ul style="list-style-type: none"> Consent granted for residential development on Site S47 (13/00085/FUL). Site S54 is not suitable for development. Site S70 is being taken forward for mixed-use development.

Arnside & Silverdale AONB Development Plan Document: Interim Consultation Statement September 2016

No	Name	Organisation	Question /Site Ref	Summary of Comments Received	Officer Response
			Site S48	<ul style="list-style-type: none"> Only central section suitable for development. Some drainage issues, and N and S ends not available. Woodland should be retained, but part capable of being developed subject to access 	<ul style="list-style-type: none"> Site S48 is not suitable for development.
			Site S49	<ul style="list-style-type: none"> Suitable for development of a larger site which could improve village centre, but not currently available. Possible long term allocation (10-15 years) 	<ul style="list-style-type: none"> Site S49 could more appropriately be dealt with through the Development Management process.
			Site S50	<ul style="list-style-type: none"> Potential to develop frontage on St.John's Avenue and ensure no future extension onto the larger site 	<ul style="list-style-type: none"> Site withdrawn
			Site S53	<ul style="list-style-type: none"> Site suitable for development, including land to west and north, subject to drainage caveats 	<ul style="list-style-type: none"> Site S53 is not available for development.
			Site S56	<ul style="list-style-type: none"> Major development site, unlikely to be justified by NPPF116. Potential for very small area of development confined to the north of the site, to ensure no extension to the south. Drainage field required on southern portion of site 	<ul style="list-style-type: none"> A small amount of development is proposed on part of Site S56.
			Q28	<ul style="list-style-type: none"> Silverdale Telephone Exchange (10yrs) 12-14 Emesgate Lane, inc S49 (10yrs) S and SE of Clarence House, Silverdale N of Hillcrest, Spring Bank W of Bradshawgate (? Via S45) W of 29 Emesgate Lane/Green Arbour/ Bleasedale School W of 31 Emesgate Lane 	<ul style="list-style-type: none"> Noted
			Q29	<ul style="list-style-type: none"> Yes, at least for Arnside, Silverdale, Storth/Sandside and Beetham but supported by scope for exceptions sites 	<ul style="list-style-type: none"> Noted for consideration
067	Mr Keith Reed		Q30	<ul style="list-style-type: none"> DPD should phase in 3 x 5year bands, as set out in the NPPF (para 47). Would avoid early stages over-supply 	<ul style="list-style-type: none"> Phasing will be applied as a way of guiding development throughout the plan period.
			Q31	<ul style="list-style-type: none"> No comment 	

Arnside & Silverdale AONB Development Plan Document: Interim Consultation Statement September 2016

No	Name	Organisation	Question /Site Ref	Summary of Comments Received	Officer Response
068	Mr Keith Reed		Site assessment table	<ul style="list-style-type: none"> By separate email, included in responses received separately in comment 066 above 	<ul style="list-style-type: none"> Noted
069	Mr Chris Robinson		Q27	<ul style="list-style-type: none"> Impossible to build on greenbelt land in the AONB. No more development required once Warton Grange Farm developed 	<ul style="list-style-type: none"> The AONB does not contain any green belt land
			Q28	<ul style="list-style-type: none"> Develop brownfield land at Millhead 	<ul style="list-style-type: none"> Some housing needs may be met outside the AONB if suitable sites are not available within (nb Millhead is outside the AONB and outside the scope of the DPD)
070	Mr Chris Robinson		Site W84	<ul style="list-style-type: none"> Serious flood risk and drainage issues; valued open space; additional traffic, noise and inconvenience; harm landscape character and visual amenity. Development would deprive me of light and views. Decent pavement required between Warton and Millhead 	<ul style="list-style-type: none"> Site withdrawn
071	Mrs Karen Robinson		Sites Y99/100/101/102/103	<ul style="list-style-type: none"> Object to development, prefer to develop brownfield sites first: will worsen traffic and road safety on narrow lanes 	<ul style="list-style-type: none"> Consent granted for outbuildings and amended vehicular access (13/00798/FUL) for Site Y99. Any amendments to this consent could more appropriately be dealt with through the Development Management process. Site Y100 withdrawn. Sites Y101, 102 and 103 are not suitable for development
072	Mr Ian Service		Sites A12/14/18/22/23/24/26	<ul style="list-style-type: none"> Sites critical to the setting and views into/ out of the settlement. A22 floods. 	<ul style="list-style-type: none"> A small amount of development is proposed on part of Site A12 (A11). Sites A14, A18, A22, A23 and A24 are not suitable for development Sites A14 and A28 are not available for development. Sites A22, A23 and A24 are being protected as Key Settlement Landscapes. Site A26 is being taken forward for mixed-use development.
			Sites A28/29	<ul style="list-style-type: none"> Support development 	<ul style="list-style-type: none"> Site A28 is not available for development. Site A29 could more appropriately be dealt with through the Development Management process.

Arnside & Silverdale AONB Development Plan Document: Interim Consultation Statement September 2016

No	Name	Organisation	Question /Site Ref	Summary of Comments Received	Officer Response
073	Professor Nigel Simmonds		Site Y103	<ul style="list-style-type: none"> Object to ribbon development which would join YC and YR, close to listed buildings at south of YR. Concern about traffic and character of Footeran Lane, and loss of productive agricultural land 	<ul style="list-style-type: none"> Site Y103 is not suitable for development
			Other issues raised	<ul style="list-style-type: none"> Concern over interplay/conflict between additional restrictions on historic buildings and allowing new, inappropriate developments nearby 	<ul style="list-style-type: none"> Noted. The qualities and significances of historic buildings will be taken into account in any assessment of development
074	Mr Philip Spencer		Site W90	<ul style="list-style-type: none"> Object to development: proximity to school, road congestion and lack of facilities 	<ul style="list-style-type: none"> Site W90 is not suitable for development
075	Mr Roger Spooner		Q17	<ul style="list-style-type: none"> Object to any more caravan sites or expansion of existing ones 	<ul style="list-style-type: none"> Caravan policy and possible allocations will be informed by evidence including impact assessments
			Sites S44/52	<ul style="list-style-type: none"> Object to development at remote site adjoining nature reserve. Site S52 would be better as open space 	<ul style="list-style-type: none"> Site S44 is not suitable for development Site S52 was linked to proposed development on S44 and no development was proposed on S52 itself.
			Site S50	<ul style="list-style-type: none"> Object to development: visual impact on the landscape, and limited road access 	<ul style="list-style-type: none"> Site withdrawn
			Site S98	<ul style="list-style-type: none"> Object to development on fine biological site, home to rare Spring Sandwort 	<ul style="list-style-type: none"> Site S98 is not suitable for development
			Site A2	<ul style="list-style-type: none"> Object to development: unsuitable site 	<ul style="list-style-type: none"> Site A2 is not suitable for development
			Site A7	<ul style="list-style-type: none"> Object to development: surrounded on all sides by green areas 	<ul style="list-style-type: none"> Site A7 is not suitable for development
			Site A97	<ul style="list-style-type: none"> Object to development: poor access, biodiversity value. Better left as open space 	<ul style="list-style-type: none"> Site A97 is not suitable for development
			Site B31	<ul style="list-style-type: none"> Object to development: harm woodland and worsen existing eyesore 	<ul style="list-style-type: none"> Site B31 is not suitable for development
			Site B73	<ul style="list-style-type: none"> Object to development: former landfill site, gases, biodiversity value 	<ul style="list-style-type: none"> Site B73 is not suitable for development
076	Miss Lorraine Stobbart		Q7	<ul style="list-style-type: none"> Restrict housing to main residences, no holiday homes. Not just limited to locals but priority to young people brought up locally 	<ul style="list-style-type: none"> Affordable housing likely to be guided by need, combined with viability calculations. All affordable housing is subject to a local connection restriction
			Q9	<ul style="list-style-type: none"> Limited development should be allowed if it avoids spoiling the area 	<ul style="list-style-type: none"> Noted

Arnside & Silverdale AONB Development Plan Document: Interim Consultation Statement September 2016

No	Name	Organisation	Question /Site Ref	Summary of Comments Received	Officer Response
			Q10	<ul style="list-style-type: none"> Prioritise brownfield including adjacent land to minimise impact 	<ul style="list-style-type: none"> Brownfield sites are under consideration for development
			Q11	<ul style="list-style-type: none"> Avoid high density and so prevent damage to local setting 	<ul style="list-style-type: none"> Approach to density based on NPPF para 47
			Q13	<ul style="list-style-type: none"> Support live-work development, especially of old or derelict buildings 	<ul style="list-style-type: none"> Agree, subject to location. We will consider policies that will help facilitate new uses for old buildings where appropriate
			Q15	<ul style="list-style-type: none"> Services and good highway access should be key criteria to assessing development 	<ul style="list-style-type: none"> Agree. Infrastructure needs and capacities are under consideration to inform the draft DPD
			Q20/Site Y100	<ul style="list-style-type: none"> Support Y100 as open space, object to housing development: poor access, narrow roads, danger to children using playground. Y99, 101 and 103 are more favourable than Y100 	<ul style="list-style-type: none"> All open space proposals will be considered separately prior to publication of draft DPD Site Y100 withdrawn.
			Q21	<ul style="list-style-type: none"> Very limited development in Yealand and Beetham in order to protect their identities and the local landscapes 	<ul style="list-style-type: none"> Noted. Some housing needs may be met outside the AONB if suitable sites are not available within
			Site Y102	<ul style="list-style-type: none"> Object to development: disruption and distress to existing residents 	<ul style="list-style-type: none"> Site Y102 is not suitable for development
077	Mr John Sumner		Section 6	<ul style="list-style-type: none"> Requirements for Warton are to avoid making traffic/parking any worse; avoid encroachment towards Warton Crag SSSI; maintain character of conservation area; provide appropriate affordable housing Object to the development of larger houses 	<ul style="list-style-type: none"> Infrastructure needs and capacities are under consideration to inform the draft DPD. The draft plan will be guided by the capacity of the landscape to accommodate development within the AONB, based on our interpretation of the NPPF, including paragraphs 14 (with footnote 9) and 115. Agree with the need to protect the character of the conservation area AONB Housing Need Survey (2014) gives a good indication of needs arising in all settlements, including by size
078	Mrs Wendy Thompson		Introduction	<ul style="list-style-type: none"> Site assessments unavailable 	<ul style="list-style-type: none"> These have not yet been published. The Councils decided to seek public views on all the site suggestions and incorporate these into the assessments before finalising them

Arnside & Silverdale AONB Development Plan Document: Interim Consultation Statement September 2016

No	Name	Organisation	Question /Site Ref	Summary of Comments Received	Officer Response
079	Mrs Wendy Thompson		Q2	<ul style="list-style-type: none"> Consider housing land availability across wider area, including Carnforth, with better service provision and transport accessibility 	<ul style="list-style-type: none"> Some housing needs may be met outside the AONB if suitable sites are not available within
			Q3	<ul style="list-style-type: none"> Lack of services in Silverdale and likely further cuts. Difficult to walk to station, need more off-road walking/cycle routes 	<ul style="list-style-type: none"> Services point is important but services are not under the control of the planning process: plan aims to protect and enhance services. Infrastructure needs and capacities are under consideration to inform the draft DPD
080	Mrs Wendy Thompson		Q6	<ul style="list-style-type: none"> Identify affordable % in wider area, including Carnforth 	<ul style="list-style-type: none"> Affordable housing likely to be guided by need, combined with viability calculations. Both Councils already have adopted district-wide affordable housing policies
			Q7	<ul style="list-style-type: none"> No restriction 	<ul style="list-style-type: none"> Noted (no evidence to support)
			Q8	<ul style="list-style-type: none"> No, allow market forces, but set high standards of design 	<ul style="list-style-type: none"> Disagree. Local Planning Authorities are required to plan to meet local needs. Some people's needs are not met through the open market
			Q10	<ul style="list-style-type: none"> Yes, but set a higher figure than 28% 	<ul style="list-style-type: none"> Brownfield sites are under consideration for development
			Q11	<ul style="list-style-type: none"> Guide density across whole area, not just within the AONB 	<ul style="list-style-type: none"> Approach to density based on NPPF para 47. DPD only applies to AONB so cannot affect densities outwith AONB
			Q12	<ul style="list-style-type: none"> Protect Silverdale Institute as open space. More off-road footpaths and cycle paths 	<ul style="list-style-type: none"> Locations noted. Infrastructure needs and capacities are under consideration to inform the draft DPD
			Q13	<ul style="list-style-type: none"> Target empty shops for new development. Improve internet speeds 	<ul style="list-style-type: none"> Useful point, but very few empty shops in the AONB. Infrastructure needs and capacities are under consideration to inform the draft DPD (internet speeds not within the control of the planning process)
			Q14	<ul style="list-style-type: none"> Solar panels and other domestic technology required in new building, but not appropriate on older properties. No large wind or solar schemes in the AONB 	<ul style="list-style-type: none"> Noted, especially concerning new buildings
			Q15	<ul style="list-style-type: none"> More off-road walking and cycle paths 	<ul style="list-style-type: none"> Noted. Infrastructure needs and capacities are under consideration to inform the draft DPD

Arnside & Silverdale AONB Development Plan Document: Interim Consultation Statement September 2016

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			Q16	<ul style="list-style-type: none"> More space for car parking in central Silverdale 	<ul style="list-style-type: none"> Locations noted (although scope for providing space in central Silverdale is very limited)
			Q17	<ul style="list-style-type: none"> Retain coastal views and minimise impact of recreational developments 	<ul style="list-style-type: none"> Noted importance of views. Caravan policy and possible allocations will be informed by evidence including impact assessments
			Q18	<ul style="list-style-type: none"> Include specific elements identified in Landscape and Seascape Assessment 	<ul style="list-style-type: none"> Noted and agreed
			Q19	<ul style="list-style-type: none"> Do not understand why part of S67 and S69 have been identified as open space? 	<ul style="list-style-type: none"> These sites have been put forward by their owners, the National Trust, who do not wish to see any development on them. Open space policies are designed to protect land within the built up areas from development. Unlikely to be required to protect open countryside
			Q20	<ul style="list-style-type: none"> Sites S56 and S58 suit open space criteria, and important drainage soakaway. Valuable wildlife habitats 	<ul style="list-style-type: none"> Locations noted
			Q21	<ul style="list-style-type: none"> Assessment against AONB Landscape and Seascape Characteristics 	<ul style="list-style-type: none"> Noted and agreed
			Q22	<ul style="list-style-type: none"> Brownfield only development. Avoid flood-risk areas 	<ul style="list-style-type: none"> Brownfield sites are under consideration for development. Agree need to avoid flood-risk areas
			Q23	<ul style="list-style-type: none"> Recognise relationship between development and water soakaways 	<ul style="list-style-type: none"> Agree: research/evidence required. Infrastructure needs and capacities are under consideration to inform the draft DPD
			Q24	<ul style="list-style-type: none"> High design expectations and use of local materials 	<ul style="list-style-type: none"> Understood, The DPD is likely to contain design policies
081	Mrs Wendy Thompson		Q5	<ul style="list-style-type: none"> Modify vision to emphasise priority to develop brownfield sites 	<ul style="list-style-type: none"> Brownfield sites are under consideration for development
082	Mrs Wendy Thompson		Sites S46/70	<ul style="list-style-type: none"> Support development of these brownfield sites with good transport links 	<ul style="list-style-type: none"> Site S46 is not available for development Site 70 is being taken forward for mixed-use development.
			Site S47	<ul style="list-style-type: none"> Too steep for development 	<ul style="list-style-type: none"> Site S47 has consent for residential development (13/00085/FUL)
			Site S49	<ul style="list-style-type: none"> Support development of this site, which could open up further, adjoining land 	<ul style="list-style-type: none"> Site S49 could more appropriately be dealt with through the Development Management process.

Arnside & Silverdale AONB Development Plan Document: Interim Consultation Statement September 2016

No	Name	Organisation	Question /Site Ref	Summary of Comments Received	Officer Response
			Site S56	<ul style="list-style-type: none"> Object to development: valuable landscape, impinges into open country 	<ul style="list-style-type: none"> A small amount of residential development is proposed on part of Site S56.
			Site S58	<ul style="list-style-type: none"> Object to development: valuable landscape and drainage soakaway 	<ul style="list-style-type: none"> Site S58 is not suitable for development
			S67	<ul style="list-style-type: none"> Some scope for development 	<ul style="list-style-type: none"> Site S67 is National Trust land – open countryside, already protected by virtue of ownership.
			S69	<ul style="list-style-type: none"> No open space value 	<ul style="list-style-type: none"> This land is NT owned and declared inalienable, and so has no potential for development. It's designation as open space will be considered separately prior to publication of draft DPD
			Site S70	<ul style="list-style-type: none"> Support development of this brownfield site 	<ul style="list-style-type: none"> Site S70 is being taken forward for mixed-use development.
			Q29	<ul style="list-style-type: none"> Do not support settlement boundaries. Want to see more of the Landscape and Seascape Character Assessment incorporated into the plan, and for greater protection of views from the Bay 	<ul style="list-style-type: none"> Noted. Landscape and Seascape assessment consideration understood
083	Mrs Wendy Thompson		Q30	<ul style="list-style-type: none"> Rolling plan, reviewed every 5 years 	<ul style="list-style-type: none"> Agreed, subject to plan being for 15 years
084	Mrs E Threlfall		Q1	<ul style="list-style-type: none"> DPD should define major development as being no more than 4 houses 	<ul style="list-style-type: none"> See response to rep 26
			Q3	<ul style="list-style-type: none"> Need to take into account anticipated reductions in public transport, and lack of mains drainage in Silverdale 	<ul style="list-style-type: none"> Services point is important but services are not fully under the control of the planning process: plan aims to protect and enhance services. Infrastructure needs and capacities are under consideration to inform the draft DPD
			Q7	<ul style="list-style-type: none"> Restrict new housing to local people and for sole/main occupancy 	<ul style="list-style-type: none"> Noted, will need evidence to support. All affordable housing is subject to a local connection restriction
			Q8	<ul style="list-style-type: none"> No new dwellings of over 3 bedrooms 	<ul style="list-style-type: none"> AONB Housing Needs Survey (2014) gives a good indication of needs arising in all settlements (including the type and sizes needed). No contrary evidence provided We will consider this point

Arnside & Silverdale AONB Development Plan Document: Interim Consultation Statement September 2016

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			Q10	<ul style="list-style-type: none"> Prioritise brownfield, no greenfield sites 	<ul style="list-style-type: none"> Brownfield sites are under consideration for development
			Q11	<ul style="list-style-type: none"> Density considerations should preserve character of the AONB 	<ul style="list-style-type: none"> Approach to density based on NPPF para 47
			Q18	<ul style="list-style-type: none"> Would lessen overall development density and preserve tranquillity of dark skies 	<ul style="list-style-type: none"> Noted
			Q20	<ul style="list-style-type: none"> Object to development of Site S58; support allocation as open space, to conserve tranquillity and dark skies. Site also subject to flooding 	<ul style="list-style-type: none"> All open space proposals will be considered separately prior to publication of draft DPD
			Q23	<ul style="list-style-type: none"> Need to preserve land in Silverdale to provide drainage and take run-off 	<ul style="list-style-type: none"> Agree: research/evidence required
			Q25	<ul style="list-style-type: none"> New building should have some limestone facing materials 	<ul style="list-style-type: none"> Noted
			Q26	<ul style="list-style-type: none"> Favour option (iv) for all localities 	<ul style="list-style-type: none"> Noted
			Site S56	<ul style="list-style-type: none"> Object to development: major development and unsuitable in AONB. Surface water drainage problem 	<ul style="list-style-type: none"> A small amount of development is proposed on part of Site S56.
085	Dr Stephen Ward		Site A2	<ul style="list-style-type: none"> Object to development: directly on the coast, potential to damage to views and biodiversity 	<ul style="list-style-type: none"> Site A2 is not suitable for development.
			Sites A3/4/10/20/21/23/30	<ul style="list-style-type: none"> Support as open space 	<ul style="list-style-type: none"> All sites are unsuitable for development. Site A21 is National Trust land – open countryside, already protected by virtue of ownership.
			Sites A22/24	<ul style="list-style-type: none"> Object to development: open land with important views and aspect 	<ul style="list-style-type: none"> Site A22 and 24 are not suitable for development
			Sites A25/26	<ul style="list-style-type: none"> Object to development, but support use of some of it for car parking for rail users 	<ul style="list-style-type: none"> Sites A25 and A26 are being taken forward for mixed-use development.
			Sites A27/29	<ul style="list-style-type: none"> Support development of these sites 	<ul style="list-style-type: none"> Site A27 is being taken forward for mixed-use development. Site A29 could more appropriately be dealt with through the Development Management process.
086	Dr Stephen Ward		Q16	<ul style="list-style-type: none"> Support provision of additional car parking for rail users on land at the station (A27) 	<ul style="list-style-type: none"> Locations noted

Arnside & Silverdale AONB Development Plan Document: Interim Consultation Statement September 2016

No	Name	Organisation	Question /Site Ref	Summary of Comments Received	Officer Response
			Q22	<ul style="list-style-type: none"> Emphasise importance of non-statutory wildlife sites and ancient trees (ref to Ancient Tree Forum advice) 	<ul style="list-style-type: none"> Noted. Sites that have passed the exclusion tests and are under consideration for development will be subject to a specific biodiversity assessment prior to allocation
087	Dr Stephen Ward		Q27	<ul style="list-style-type: none"> Development sites should include good pedestrian and cycle access, and should not be allocated on local biodiversity sites 	<ul style="list-style-type: none"> Infrastructure needs and capacities are under consideration to inform the draft DPD. All potential development sites that overlap a biodiversity designation have been excluded from further consideration. Sites that have passed the exclusion tests and are under consideration for allocation will be subject to a specific biodiversity assessment
088	Mr & Mrs Harry Warner		Site A15	<ul style="list-style-type: none"> Object to development of this site because it will worsen congestion and parking 	<ul style="list-style-type: none"> Site A15 is not suitable for development.
			Site A7	<ul style="list-style-type: none"> Object to loss of open space by developing this site, which has poor pedestrian access Site of special environmental interest 	<ul style="list-style-type: none"> Site A7 is not suitable for development.
			Site A11	<ul style="list-style-type: none"> Object to development of this site, which is an orchard 	<ul style="list-style-type: none"> Site not listed as priority habitat 'traditional orchard' on the 'Nature on the Map' website: site scrubby and overgrown on our visit (May 2015)
			Site A25	<ul style="list-style-type: none"> Crossing the line is a problem for disabled rail users 	<ul style="list-style-type: none"> Site A25 is being taken forward for mixed-use development.
089	Mr Matthew Whittaker		Q1	<ul style="list-style-type: none"> Favour no threshold for major development. 5 could be too many in Warton because of flood risk 	<ul style="list-style-type: none"> See rep 26
			Q2	<ul style="list-style-type: none"> Survey under-counted people who moved away from AONB because they cannot afford local price 	<ul style="list-style-type: none"> AONB Housing Needs Survey (2014) gives a good indication of needs arising in all settlements. No contrary evidence provided
			Q3	<ul style="list-style-type: none"> Use historical maps to identify brownfield sites. More research required into infrastructure, roads and drainage 	<ul style="list-style-type: none"> Brownfield sites are under consideration for development. Infrastructure needs and capacities are under consideration to inform the draft DPD
			Q4/5	<ul style="list-style-type: none"> Support vision and objectives 	<ul style="list-style-type: none"> Noted
			Q6	<ul style="list-style-type: none"> Proportion of affordable housing should be defined as more than district-wide figures: important in low wage economy 	<ul style="list-style-type: none"> Affordable housing likely to be guided by need, combined with viability calculations

Arnside & Silverdale AONB Development Plan Document: Interim Consultation Statement September 2016

No	Name	Organisation	Question /Site Ref	Summary of Comments Received	Officer Response
			Q7	<ul style="list-style-type: none"> Housing in new developments should be primary residences 	<ul style="list-style-type: none"> Noted. All affordable housing is subject to a local connection restriction
			Q8	<ul style="list-style-type: none"> Emphasis on truly affordable homes 	<ul style="list-style-type: none"> Noted. AONB Housing Needs Survey (2014) gives a good indication of needs arising in all settlements, and contains standard definitions of affordable housing
			Q9	<ul style="list-style-type: none"> Limit to workers with agricultural ties only 	<ul style="list-style-type: none"> Agreed (woodland too)
			Q10	<ul style="list-style-type: none"> Brownfield first, but more detailed investigation required into brownfield sites 	<ul style="list-style-type: none"> Brownfield sites are under consideration for development
			Q11	<ul style="list-style-type: none"> DPD should guide density to ensure diversity of buildings and provide gardens 	<ul style="list-style-type: none"> Approach to density based on NPPF para 47
			Q12	<ul style="list-style-type: none"> Warton needs a shop, better parking and a better footpath to Millhead 	<ul style="list-style-type: none"> Services point is important but services are not fully under the control of the planning process: plan aims to protect and enhance services Infrastructure needs and capacities are under consideration to inform the draft DPD
			Q14	<ul style="list-style-type: none"> Scope for biogas and small scale windpower using helicoidal blades Require all new houses to be Passivhaus 	<ul style="list-style-type: none"> Noted – which locations? Construction and insulation standards are dealt with by Building Regulations and are outside the scope of the DPD
			Q16	<ul style="list-style-type: none"> Need for more parking in Warton 	<ul style="list-style-type: none"> Noted – any specific locations?
			Q17	<ul style="list-style-type: none"> Object to any more tourist caravan sites 	<ul style="list-style-type: none"> Caravan policy and possible allocations will be informed by evidence including impact assessments
			Q18	<ul style="list-style-type: none"> Agree correct elements identified 	<ul style="list-style-type: none"> Noted
			Q19/20	<ul style="list-style-type: none"> Reverting flooded fields to nature would have ecological/economic/cultural benefits 	<ul style="list-style-type: none"> Noted
			Q21	<ul style="list-style-type: none"> Subject-specific knowledge 	<ul style="list-style-type: none"> Noted
			Q22	<ul style="list-style-type: none"> Educate land managers about flood-risk and implications of vegetation removal Revert fields between Millhead and Warton to wetland in extension of RSPB reserve 	<ul style="list-style-type: none"> Noted
			Q23	<ul style="list-style-type: none"> Concern about impact of climate change on water table and on flood-risk 	<ul style="list-style-type: none"> Noted

Arnside & Silverdale AONB Development Plan Document: Interim Consultation Statement September 2016

No	Name	Organisation	Question /Site Ref	Summary of Comments Received	Officer Response
			Q24	<ul style="list-style-type: none"> Conserve, preserve and enhance historic environment 	<ul style="list-style-type: none"> Noted
			Q25	<ul style="list-style-type: none"> Passive standards, high quality design, high resilience, using local materials 	<ul style="list-style-type: none"> Noted. May mean Passivhaus not 'passive'
			Q26	<ul style="list-style-type: none"> Favours option (v) but suggests focus where there is existing infrastructure 	<ul style="list-style-type: none"> Noted
			Q27	<ul style="list-style-type: none"> N of Sand Lane proposals impact on Crag. S of Sand Lane affected by flooding. All could harm views in the AONB and beyond 	<ul style="list-style-type: none"> Noted and agreed
			Q28	<ul style="list-style-type: none"> New site suggestion on Sand Lane 	<ul style="list-style-type: none"> Site suggestion received (W128) and subject to consultation
			Q29	<ul style="list-style-type: none"> Agree boundaries for primary settlements, to exclude sites on edge of Warton 	<ul style="list-style-type: none"> Noted. Exclusion of sites on the edge of Warton would benefit the development of W128, as proposed by this consultee
			Q30	<ul style="list-style-type: none"> 3 x 5 year phases, with emphasis on affordable housing 	<ul style="list-style-type: none"> Noted and agreed
			Q31	<ul style="list-style-type: none"> Warton's flood problems relate to bottleneck at Keer Bridge. Traffic could use disused railway bridge to lower congestion: coupled with TDG development 	<ul style="list-style-type: none"> Noted, although this idea could be difficult to resource
090	Mr Michael Redman		Q2	<ul style="list-style-type: none"> Need for a better balance between demand for housing and the environment 	<ul style="list-style-type: none"> Noted
			Q3	<ul style="list-style-type: none"> More recognition/research into car parking, traffic volumes and narrow road network 	<ul style="list-style-type: none"> Acknowledge that these are problems at times and in parts of the AONB
091	Mr Michael Redman		Q4	<ul style="list-style-type: none"> Unconvinced about how balance is struck between development and protection of the character of the AONB (ref 4.4(3)) Drainage issue in Silverdale 	<ul style="list-style-type: none"> This is a key issue in the AONB. The draft plan will be guided by the capacity of the landscape to accommodate development within the AONB, based on our interpretation of the NPPF, including paragraphs 14 (with footnote 9) and 115 Infrastructure needs and capacities are under consideration to inform the draft DPD
092	Mr Michael Redman		Q5	<ul style="list-style-type: none"> Needs clear view on AONB housing requirement, and 15 year requirement for affordable housing. 	<ul style="list-style-type: none"> We do not believe it is necessary to identify an AONB-specific housing requirement. Affordable housing proportions are likely to be guided by need, combined with viability calculations but

Arnside & Silverdale AONB Development Plan Document: Interim Consultation Statement September 2016

No	Name	Organisation	Question /Site Ref	Summary of Comments Received	Officer Response
					some housing needs may be met outside the AONB if suitable sites are not available within
			Q6	<ul style="list-style-type: none"> Affordable housing needs to be at 40% 	<ul style="list-style-type: none"> AONB Housing Needs Survey (2014) gives a good indication of needs arising in all settlements. Affordable housing proportions are likely to be guided by need, combined with viability calculations
			Q7	<ul style="list-style-type: none"> Support new housing for local people 	<ul style="list-style-type: none"> Noted
			Q9	<ul style="list-style-type: none"> Need balance between brownfield and new sites 	<ul style="list-style-type: none"> Noted. Some brownfield sites are under consideration for development
			Q15	<ul style="list-style-type: none"> Support additional car parking but not at the expense of losing valuable amenity land such as along Station Road, Arnside 	<ul style="list-style-type: none"> Noted
			Sites A2/7/8/12/14/15//17/18/19/20	<ul style="list-style-type: none"> Object to development. Support retention as open space 	<ul style="list-style-type: none"> A small amount of development is proposed on part of Site A12 (A11). Sites A2, A7, A15, A16, A17, A18 and A19 are not suitable for development. A small amount of residential development is proposed on part of Site A8. Site A14 is not available.
			Site A11	<ul style="list-style-type: none"> Wildlife value – return to open space 	<ul style="list-style-type: none"> Site A11 is being taken forward for residential development.
			Sites A22/24	<ul style="list-style-type: none"> Object to car park development – would damage character of the village 	<ul style="list-style-type: none"> Sites A22 and A24 are not suitable for development.
			Sites A97/105/106/107	<ul style="list-style-type: none"> Object to development. Support retention as open space 	<ul style="list-style-type: none"> Sites A97, A106 and A107 are not suitable for development. Site A105 could more appropriately be dealt with through the Development Management process.
093	Mr & Mrs M Simpson		Introduction	<ul style="list-style-type: none"> Important to conserve and enhance AONB, prioritising low value land for development. Exclude productive agricultural land. Retain boundaries of Beetham, Storth and Arnside 	<ul style="list-style-type: none"> Noted
094	Mr Andrew Hunton	Cumbria Constabulary	Delivery of Development	<ul style="list-style-type: none"> Important that all new development is “Secured by Design”, resistant to crime and anti-social activity 	<ul style="list-style-type: none"> Noted and agreed

Arnside & Silverdale AONB Development Plan Document: Interim Consultation Statement September 2016

No	Name	Organisation	Question /Site Ref	Summary of Comments Received	Officer Response
095	Mr Neil Harnott	Cumbria Wildlife Trust	Q1	<ul style="list-style-type: none"> AONB DPD should define major development, based on SI 2010 No.2184 	<ul style="list-style-type: none"> Noted and agreed. See rep 26
096	Mr Neil Harnott	Cumbria Wildlife Trust	Q3	<ul style="list-style-type: none"> DPD should reference the County Wildlife Sites GIS layer for Cumbria and Lancashire 	<ul style="list-style-type: none"> Noted and agreed. All suggested sites that overlap a biodiversity designation have been excluded from further consideration
097	Mr Neil Harnott	Cumbria Wildlife Trust	Q4/5	<ul style="list-style-type: none"> Support vision and objectives 	<ul style="list-style-type: none"> Noted
098	Mr Neil Harnott	Cumbria Wildlife Trust	Q10	<ul style="list-style-type: none"> Do not assume all brownfield sites have no wildlife interest or importance 	<ul style="list-style-type: none"> Sites that have passed the exclusion tests and are under consideration for allocation will be subject to a specific biodiversity assessment
			Q19	<ul style="list-style-type: none"> Local Wildlife Sites should be designated as Open Space where access is available 	<ul style="list-style-type: none"> All open space proposals will be considered separately prior to publication of draft DPD. However, open space policies are designed to protect land within the built up areas from development. Unlikely to be required to protect open countryside and LWS are protected by virtue of their designation
			Q22	<ul style="list-style-type: none"> Presumption against development that would impact negatively on Local Wildlife Sites. "No Net loss" of habitat in AONB. Up-to-date surveys needed for all LWS 	<ul style="list-style-type: none"> Noted. All potential development sites that overlap a biodiversity designation have been excluded from further consideration
099	Mr Neil Harnott	Cumbria Wildlife Trust	Q27 and Sites A2/4/7/13/17/21/30/97/B31/33/36/37/38/39/40/73/74/75/76/77/104/S44/52/59/60/62/63/64/65	<ul style="list-style-type: none"> Exclude these sites because "development would harm named species, a site designated for its biodiversity importance or an area of priority habitat or would compromise habitat connectivity." Other sites might also require site specific biodiversity assessment by ecologists 	<ul style="list-style-type: none"> All potential development sites that overlap a biodiversity designation have been excluded from further consideration
100	Mr Neil Harnott	Cumbria Wildlife Trust	Q31	<ul style="list-style-type: none"> DPD should require home owners to make provision for birds and bats when undertaking repairs or renovations New development should make provision for species and habitat conservation, including landscape permeability and design features to 	<ul style="list-style-type: none"> Noted. There is scope for policy advice on these matters Noted. There is scope for policy advice on these matters, and they will be considered in the site assessments

Arnside & Silverdale AONB Development Plan Document: Interim Consultation Statement September 2016

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				support specific species' conservation e.g. swifts, bats, barn owls etc	
101	Mr Christopher Garner	Cumbria Home Builders Group	Q1	<ul style="list-style-type: none"> DPD should not define major development, but will identify the sites that will accommodate new development 	<ul style="list-style-type: none"> Noted and agreed. See also rep 26
102	Mr Christopher Garner	Cumbria Home Builders Group	Q2	<ul style="list-style-type: none"> Yes. SLDC part should be 216 dwellings, plus any identified by Lancaster. Challenge how SLDC calculated 123 dwellings 	<ul style="list-style-type: none"> We do not believe it is necessary to identify an AONB-specific housing requirement. The draft plan will be guided by the capacity of the landscape to accommodate development within the AONB, based on our interpretation of the NPPF, including paragraphs 14 (with footnote 9) and 115
103	Mr Christopher Garner	Cumbria Home Builders Group	Q4	<ul style="list-style-type: none"> Amend fourth bullet point in the Vision to read "and heritage assets" 	<ul style="list-style-type: none"> Noted
104	Mr Christopher Garner	Cumbria Home Builders Group	Q6	<ul style="list-style-type: none"> No affordable housing on sites of 10 dwelling or fewer, and 25% applied on sites of over 10 dwellings, subject to viability 	<ul style="list-style-type: none"> Affordable housing proportions are likely to be guided by need, combined with viability calculations but some housing needs may be met outside the AONB if suitable sites are not available within
			Q7	<ul style="list-style-type: none"> Based on evidence/experience in SLDC, local occupancy policies have not been successful and should not be proposed 	<ul style="list-style-type: none"> Noted. We will be guided by evidence on this matter
			Q8	<ul style="list-style-type: none"> NPPF requires DPD should deliver a wide choice of high quality homes (para 55). For the applicant to determine the size of property within the context of choice 	<ul style="list-style-type: none"> Noted
			Q9	<ul style="list-style-type: none"> DPD should not plan for these uses 	<ul style="list-style-type: none"> Noted
			Q10	<ul style="list-style-type: none"> DPD should not prioritise brownfield land over greenfield, or set a target, but should encourage the effective use of brownfield. Accessibility to services is more important than greenfield or brownfield 	<ul style="list-style-type: none"> Noted. Brownfield sites are under consideration for development
			Q11	<ul style="list-style-type: none"> No density restrictions should be set: AONB landscape sensitivity might encourage lower density developments 	<ul style="list-style-type: none"> Noted. The approach to density based on NPPF para 47
			Q12	<ul style="list-style-type: none"> Yes, providing the landowner has confirmed willingness to develop community infrastructure 	<ul style="list-style-type: none"> Noted

Arnside & Silverdale AONB Development Plan Document: Interim Consultation Statement September 2016

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			Q15	<ul style="list-style-type: none"> Arnside is the only settlement in the AONB with a railway station - is therefore suited to a larger proportion of housing growth 	<ul style="list-style-type: none"> Noted, although the second point does not necessarily follow the first within a protected landscape
			Q16	<ul style="list-style-type: none"> Arnside railway station 	<ul style="list-style-type: none"> Location noted
			Q18	<ul style="list-style-type: none"> Second bullet point should delete "Is the open space prominent in the street scene?" and read: "Is the open space visible from publicly accessible points in the wider surrounding area?" 	<ul style="list-style-type: none"> Noted: this point will be considered
			Q19	<ul style="list-style-type: none"> Site A8: Hollins Lane is enclosed by development on all sides, suitable for a modest housing scheme 	<ul style="list-style-type: none"> A small amount of residential development is proposed on part of Site A8.
			Q21	<ul style="list-style-type: none"> Detrimental landscape impact 	<ul style="list-style-type: none"> Noted and agreed
			Q22	<ul style="list-style-type: none"> Not allocating sensitive sites unless mitigation is achievable 	<ul style="list-style-type: none"> Noted and agreed (subject to all other considerations)
			Q25	<ul style="list-style-type: none"> Assessment of a scheme as part of a planning application. No specific policy wording 	<ul style="list-style-type: none"> Noted
105	Mr Christopher Garner	Cumbria Home Builders Group	Q26	<ul style="list-style-type: none"> Option (ii), but placing Arnside in a category of its own as the only settlement with a railway station in the village 	<ul style="list-style-type: none"> Noted
			Q29	<ul style="list-style-type: none"> Arnside. Silverdale, Sandside/Storth and Warton only 	<ul style="list-style-type: none"> Noted
			Site A2	<ul style="list-style-type: none"> Unsustainable location poorly related to any settlement 	<ul style="list-style-type: none"> Site A2 is not suitable for development.
			Site A7	<ul style="list-style-type: none"> Prominent; landscape impact; detached from the settlement 	<ul style="list-style-type: none"> Site A7 is not suitable for development.
			Site A8	<ul style="list-style-type: none"> Suitable for residential development. LVIA indicates no significant harm. Close to public transport. Willing landowner 	<ul style="list-style-type: none"> A small amount of residential development is proposed on part of Site A8.
			Sites A11/12	<ul style="list-style-type: none"> Prominent in the landscape 	<ul style="list-style-type: none"> Site A11 is being taken forward for residential development. A small amount of development is proposed on part of Site A12 (A11).
			Site A17	<ul style="list-style-type: none"> Poor access and not well related to settlement. No pedestrian access 	<ul style="list-style-type: none"> Site A17 is not suitable for development.
			Site A18	<ul style="list-style-type: none"> Access to be reviewed: depends on A22/23 	<ul style="list-style-type: none"> Site A18 is not suitable for development.

Arnside & Silverdale AONB Development Plan Document: Interim Consultation Statement September 2016

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			Site A19	<ul style="list-style-type: none"> Depends on A18 coming forward 	<ul style="list-style-type: none"> Site A19 is not suitable for development.
			Site A22	<ul style="list-style-type: none"> Potential railway station car parking 	<ul style="list-style-type: none"> Site A22 is not suitable for development.
			Site A24	<ul style="list-style-type: none"> Drainage issues; steep and prominent site 	<ul style="list-style-type: none"> Site A24 is not suitable for development.
			Site 25/26/27	<ul style="list-style-type: none"> Flood risk problems: car parking only 	<ul style="list-style-type: none"> Sites A25/26/27 are being taken forward for mixed-use development.
			Site A97	<ul style="list-style-type: none"> Unsustainable location, poorly related to services 	<ul style="list-style-type: none"> Site A97 is not suitable for development.
			Site A106	<ul style="list-style-type: none"> Liable to flooding 	<ul style="list-style-type: none"> Site A106 is not suitable for development.
106	Mr Christopher Garner	Cumbria Home Builders Group	Q30	<ul style="list-style-type: none"> No phasing: should allow housebuilders to bring forward sites at the earliest opportunity, in appropriate locations. Note SLDC and Lancaster do not have a 5 year land supply 	<ul style="list-style-type: none"> Noted. Needs assessed will arise over time, flooding the market all at once will not adequately address local needs – i.e. some people in need are not in need now but have expressed that they will be in x no. of years when they leave home, have another child etc
			Q31	<ul style="list-style-type: none"> Needs to be a separate consideration of the distance of a site from a railway station. Walking distance from a station should be 1km Should be no presumption that brownfield land in unsustainable locations is more suitable than greenfield land in sustainable locations – would be contrary to NPPF What is an “identified area of open green space”? 	<ul style="list-style-type: none"> Noted: will be considered Noted and agreed Open space policies are designed to protect land within the built up areas from development. All evidence and suggestions will be considered, including PPG17 survey sites, but unlikely to be required to protect open countryside
107	Mr Christopher Garner	Cumbria Home Builders Group	Draft Sustainability Appraisal	<ul style="list-style-type: none"> Appendix A does not refer to SLDC’s Core Strategy and Land Allocations documents Table 5.1 does not include “sustainable locations” Table 5.1 and Appendix B: affordability is skewed in areas of many retirees No clarification of housing requirements in Issues and Options paper 	<ul style="list-style-type: none"> All comments noted and will be considered in next SA iteration

Arnside & Silverdale AONB Development Plan Document: Interim Consultation Statement September 2016

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				<ul style="list-style-type: none"> Table 6.1 table not amended to state: "To encourage development of brownfield land in sustainable locations." Appendix B 1.16 housing allocations are not just to meet affordable housing needs, they are to meet general needs 	
108	Mr Brian Jones	Ramblers' Association, Lancaster Group	Q2	<ul style="list-style-type: none"> Yes, for affordable housing: existing stock will satisfy market needs 	<ul style="list-style-type: none"> Noted. Existing stock does not meet all market needs
			Q3	<ul style="list-style-type: none"> More information on locally important heritage assets and the impact of the few, large attractions and events 	<ul style="list-style-type: none"> Both Councils are working on identifying locally important heritage assets
109	Mr Brian Jones	Ramblers' Association, Lancaster Group	Q4	<ul style="list-style-type: none"> Add "appropriate" to design in the first bullet point of the vision 	<ul style="list-style-type: none"> Noted, we will consider this amendment
110	Mr Brian Jones	Ramblers' Association, Lancaster Group	Q6	<ul style="list-style-type: none"> The absolute number of affordable houses, rather than the proportion, should be specified 	<ul style="list-style-type: none"> In the question, we were seeking ideas about the proportion of affordable housing that developments should be required to deliver on each site. Agree that it is not necessary to identify an AONB-specific housing requirement
			Q7	<ul style="list-style-type: none"> Yes, if possible 	<ul style="list-style-type: none"> Noted
			Q9	<ul style="list-style-type: none"> Should be a policy 	<ul style="list-style-type: none"> Noted
			Q11	<ul style="list-style-type: none"> Yes, density should be high for starter and affordable homes 	<ul style="list-style-type: none"> Noted. Approach to density based on NPPF para 47
			Q13	<ul style="list-style-type: none"> Area suited to high-tec firms with little impact on the landscape 	<ul style="list-style-type: none"> Noted and agreed, subject to scale and broadband speeds
			Q14	<ul style="list-style-type: none"> Discourage energy uses with severe impacts on the AONB 	<ul style="list-style-type: none"> Noted
			Q15	<ul style="list-style-type: none"> Presumption against major new infrastructure 	<ul style="list-style-type: none"> Noted
			Q16	<ul style="list-style-type: none"> More parking at recreational points: Yealand Stoops, Yealand Conyers village, Jenny Brown's, Sandside promenade, Beetham village esp Heron Theatre 	<ul style="list-style-type: none"> Locations noted, some of which are sensitive and lack space for car parking
			Q17	<ul style="list-style-type: none"> Uphold the local authority positions 	<ul style="list-style-type: none"> Noted
			Q19	<ul style="list-style-type: none"> No 	<ul style="list-style-type: none"> Noted
			Q21	<ul style="list-style-type: none"> Uphold present policies 	<ul style="list-style-type: none"> Noted

Arnside & Silverdale AONB Development Plan Document: Interim Consultation Statement September 2016

No	Name	Organisation	Question /Site Ref	Summary of Comments Received	Officer Response
			Q22	<ul style="list-style-type: none"> Policy to map and protect limestone pavement and other limestone features 	<ul style="list-style-type: none"> Noted. Limestone Pavement Orders are already mapped and identified as a development constraint
			Q24	<ul style="list-style-type: none"> Local list, with widened historic landscape survey to include older features such as enclosures and historic routes 	<ul style="list-style-type: none"> Noted and agreed. The Councils are working together to prepare a Local List for the area
			Q25	<ul style="list-style-type: none"> AONB design guide for new build, extensions and protection of existing structures 	<ul style="list-style-type: none"> The DPD is likely to contain design policies, so it will not be necessary to prepare a separate design guide
111	Mr Brian Jones	Ramblers' Association, Lancaster Group	Q26	<ul style="list-style-type: none"> Prefer options (i) to (iii) 	<ul style="list-style-type: none"> Noted
			Sites A2/7/97/106/B31/36/40/73/74/104/S44/48/50/52/55/58/62/64/98/W86/87/88/89/85/Y103	<ul style="list-style-type: none"> Object to development: important in the landscape, have good recreational potential or are on isolated rural sites 	<ul style="list-style-type: none"> Sites A2, A7, B31, B40, S44, S48, S50, S55, S58, B73, B74, W86, W87, A97, S98, Y103 and Y106 are not suitable for development. Sites S50 and B36 were withdrawn S52 was linked to proposed development on S44 and no development was proposed on S52 itself. Sites S62 and 64 are National Trust land – open countryside, already protected by virtue of ownership. Site W85 is not being taken forward for allocation as it already has outline planning consent (15/00847/OUT) Parts of W88/W89 are being taken forward for residential development. Site B104 would more appropriately be dealt with through the Development Management process.
112	Mr Peter Moreton	Swift Conservation Project	Site B113	<ul style="list-style-type: none"> Development will require purchase of garages Access will be via a narrow entrance Underground spring leaves area wet 	<ul style="list-style-type: none"> Site B113 is not available for development.
113	Mr Peter Moreton	Swift Conservation Project	Q22	<ul style="list-style-type: none"> Noted importance of swift population in the AONB and suggested ways of protecting them, in respect of construction and maintenance (detailed advice/building design features to support conservation of swifts) 	<ul style="list-style-type: none"> Noted. It should be possible to incorporate this advice, and similar advice to protect and enhance the habitats of other species

Arnside & Silverdale AONB Development Plan Document: Interim Consultation Statement September 2016

No	Name	Organisation	Question /Site Ref	Summary of Comments Received	Officer Response
	B113		Sustainability Appraisal	<ul style="list-style-type: none"> 4.2 (a): need to reference biodiversity in urban areas 5.3 (b): consider urban biodiversity; 5.3 (c): refer to survey of swifts 5.3 (d): response should include swift conservation in the AONB Table 6.1, section 10 should also refer to enhancement of urban biodiversity Appendix (b) section 1.9 should mention baseline data for nesting swifts and opportunities to enhance swift populations 	<ul style="list-style-type: none"> All comments noted and will be considered in next SA iteration
114	Mr Peter Moreton	Swift Conservation Project	Site B80	<ul style="list-style-type: none"> Object to development of valuable woodland on steeply sloping site that also provides wildlife connectivity 	<ul style="list-style-type: none"> Site B80 is being protected as Open Space.
115	Mrs Val Stevens	Silverdale Sustainability Group	Introduction	<ul style="list-style-type: none"> Agree with principles of conservation/enhancement of the AONB 	<ul style="list-style-type: none"> Noted
			Background	<ul style="list-style-type: none"> DPD should define meaning of “sustainable sites” and “principles of sustainable development” 	<ul style="list-style-type: none"> We are guided by the definitions and text contained in the <i>Introduction</i> and <i>Achieving Sustainable Development</i> sections of the NPPF
			Q4	<ul style="list-style-type: none"> Agree with AONB Vision 	<ul style="list-style-type: none"> Noted
			Q5	<ul style="list-style-type: none"> Agree in general with AONB Objectives. “Sustainable Communities” should be defined using the Global Footprint Network. Support “sustainable transport network”, but concern about loss of services 	<ul style="list-style-type: none"> Noted Sustainable Communities point noted. Services point is important but services are not fully under the control of the planning process: plan aims to protect and enhance services
			Q6	<ul style="list-style-type: none"> Affordable housing should be 60% 	<ul style="list-style-type: none"> Affordable housing likely to be guided by need, combined with viability calculations
			Q7	<ul style="list-style-type: none"> New housing for local people as main residence 	<ul style="list-style-type: none"> Noted. All affordable housing is subject to a local connection restriction
			Q8	<ul style="list-style-type: none"> Housing for ecological targets and local needs only 	<ul style="list-style-type: none"> Noted
			Q11	<ul style="list-style-type: none"> Density should be quite high, terraced more heat conservation 	<ul style="list-style-type: none"> Approach to density based on NPPF para 47
			Q12	<ul style="list-style-type: none"> Favour more allotments 	<ul style="list-style-type: none"> Noted

Arnside & Silverdale AONB Development Plan Document: Interim Consultation Statement September 2016

No	Name	Organisation	Question /Site Ref	Summary of Comments Received	Officer Response
			Q14	<ul style="list-style-type: none"> New building should incorporate high heat insulation and low carbon technologies for heat and power 	<ul style="list-style-type: none"> Noted. Energy efficiency of new building is covered by Building Regulations
			Q15	<ul style="list-style-type: none"> More parking at Silverdale station 	<ul style="list-style-type: none"> Location noted
			Q23	<ul style="list-style-type: none"> Absence of mains sewerage in Silverdale must limit development 	<ul style="list-style-type: none"> Infrastructure needs and capacities are under consideration to inform the draft DPD
			Q25	<ul style="list-style-type: none"> High energy efficiency, using natural and local building materials (detailed advice: Passivhaus/Eco Co-Housing). Commend affordable housing at Dunsop Bridge 	<ul style="list-style-type: none"> Noted. Energy efficiency of new building is covered by Building Regulations Dunsop Bridge housing is well known and very good, but requires landowner initiative
116	Prof M and Mrs V Stevens		Site S48	<ul style="list-style-type: none"> Object to development: includes popular footpath; colonised naturally by trees over pavement, and is a rich woodland habitat Part-ownership – not available 	<ul style="list-style-type: none"> Site S48 is not suitable for development.
117	M J Fletcher		Q19	<ul style="list-style-type: none"> Retain all identified open space sites 	<ul style="list-style-type: none"> All open space proposals will be considered separately prior to publication of draft DPD
118	Mr Robert Matthews		Sites A22/24	<ul style="list-style-type: none"> Concern about flood-risk and surface water on these sites; archaeological significance of “salt pans”; concern about overlooking from/to Ashleigh Court, loss of light and impact on elderly residents; pleasant open field aspect Need to address parking issues on Station Road due to congestion and dangerous access - alternative car park location would be on the foreshore, supported by flood defence 	<ul style="list-style-type: none"> Sites A22 and A24 are not suitable for development.
			Q12	<ul style="list-style-type: none"> Yes - Improved parking facilities in Arnside (small strip of Station Field to provide parking bay for 30-40 cars) and facilities for older children in the village 	<ul style="list-style-type: none"> Locations noted
119	Ms Janet Bowers		Q7	<ul style="list-style-type: none"> Yes, for a small number, in perpetuity and no second homes. No need for urbanisation of the AONB – Carnforth more appropriate for starter homes 	<ul style="list-style-type: none"> Noted. Some housing needs may be met outside the AONB if suitable sites are not available within. All affordable housing is subject to a local connection restriction. Starter homes are a specific housing type, the definition of which is not yet confirmed by government

Arnside & Silverdale AONB Development Plan Document: Interim Consultation Statement September 2016

No	Name	Organisation	Question /Site Ref	Summary of Comments Received	Officer Response
			Q8	<ul style="list-style-type: none"> Yes, small starter homes or older people's one-level dwellings scattered in small numbers and on small plots, not large executive homes 	<ul style="list-style-type: none"> Noted. Starter homes are a specific housing type, the definition of which is not yet confirmed by government
			Q23	<ul style="list-style-type: none"> Development constrained by no mains drainage in Silverdale 	<ul style="list-style-type: none"> Infrastructure needs and capacities are under consideration to inform the draft DPD
120	CM Greenwood		B109	<ul style="list-style-type: none"> Object to development, site floods, greenfield land, good agricultural land. Existing drainage problems 	<ul style="list-style-type: none"> Part of Site B109 is being taken forward for residential development.
121	Dr NJC Martin		Q8	<ul style="list-style-type: none"> Housing for working people / young people. Need to avoid creating second homes 	<ul style="list-style-type: none"> Noted. All affordable housing is subject to a local connection restriction. .
			Site S98	<ul style="list-style-type: none"> Object to development, site has local wildlife significance, no public transport Concern about ability of infrastructure to accommodate growth. Avoid second homes. Priority to develop brownfield sites 	<ul style="list-style-type: none"> Site S98 is not suitable for development.
122	Dr NJC Martin		Site A97	<ul style="list-style-type: none"> Unsuitable for development: poor access, adjoins wildlife areas, dangerous rock faces, wildlife qualities, no local services 	<ul style="list-style-type: none"> Site A97 is not suitable for development.
123	Mr Anthony John Rees		Q1	<ul style="list-style-type: none"> Major development in an AONB should be much smaller than defined in the NPPG – suggests no more than half the various sizes quoted in para. 2.18 Need to ensure smaller developments do not cumulatively form major sites 	<ul style="list-style-type: none"> See response to rep 26 Noted and understood
124	Mr Anthony John Rees		Q17	<ul style="list-style-type: none"> Caravan site expansions only if local access roads are designated/improved at the expense of the applicants 	<ul style="list-style-type: none"> Caravan policy and possible allocations will be informed by evidence including impact assessments
125	Mr Anthony John Rees		Site A2	<ul style="list-style-type: none"> Object to development: contrary to paras 2.13 and 2.14 of the Discussion Paper. Narrow, no parking. Should be left natural 	<ul style="list-style-type: none"> Site A2 is not suitable for development.
126	Mr Anthony John Rees		Site A7	<ul style="list-style-type: none"> Object to development: visible from Arnside Knott – will set a bad precedent 	<ul style="list-style-type: none"> Site A2 is not suitable for development.
127	Mr Anthony John Rees		Site A15	<ul style="list-style-type: none"> Object to development: contrary to paras 2.10 to 2.19 of Discussion Paper. Site bounded by footpath and should be open space, feeding ground for local wildlife. Development would 	<ul style="list-style-type: none"> Site A7 is not suitable for development.

Arnside & Silverdale AONB Development Plan Document: Interim Consultation Statement September 2016

No	Name	Organisation	Question /Site Ref	Summary of Comments Received	Officer Response
				create road, light pollution and drainage problems	
128	Ms Valerie Cookson		Site Y100	<ul style="list-style-type: none"> Object to development: new owner has no plans for development. No rights of access to develop land from Silverdale Road (covenant issue): access would be through The Meadows. Major development contrary to NPPF para 116; significant infrastructure improvements would be required; adverse impact on landscape. No mains drainage, flood-risk concerns, lack of local services, pedestrian safety issues Land contains a Klargester Bio-disc treatment plant serving 48 properties 	<ul style="list-style-type: none"> Site Y100 withdrawn.
129	Ms Jean Clarke & Mr Stuart Graves		Sites B24/31/73/74/75/76	<ul style="list-style-type: none"> Object to development, which would increase traffic; roads poorly maintained. Electricity, water supply, drainage infrastructure issues 	<ul style="list-style-type: none"> These sites are not suitable for development.
130	Ms Diane Shield		Site B73	<ul style="list-style-type: none"> Object to development on greenfield sites: narrow access roads; water/electricity supply and drainage infrastructure deficiencies; no amenities or buses 	<ul style="list-style-type: none"> Site B73 is not suitable for development.
131	Ms Diane Shield		Site B76	<ul style="list-style-type: none"> Object to development on greenfield sites: narrow access roads; water/electricity supply and drainage infrastructure deficiencies; no amenities or buses 	<ul style="list-style-type: none"> Site B76 is not suitable for development.
132	Ms Diane Shield		Site B74	<ul style="list-style-type: none"> Object to development on greenfield sites: narrow access roads; water/electricity supply and drainage infrastructure deficiencies; no amenities 	<ul style="list-style-type: none"> Site B74 is not suitable for development.
133	Ms Diane Shield		Site B75	<ul style="list-style-type: none"> Object to development on greenfield sites: narrow access roads; water/electricity supply and drainage infrastructure deficiencies; no amenities 	<ul style="list-style-type: none"> Site B75 is not suitable for development.
134	Ms Dianne Davidson		Site B79	<ul style="list-style-type: none"> Object to development in heart of village: links with playing field to the south; open space, concerns about flooding 	<ul style="list-style-type: none"> Site B79 is not suitable for development. It is being taken forward as a Key Settlement Landscape.

Arnside & Silverdale AONB Development Plan Document: Interim Consultation Statement September 2016

No	Name	Organisation	Question /Site Ref	Summary of Comments Received	Officer Response
135	Mrs Jean Holden		Q1	<ul style="list-style-type: none"> Supports major development definition in AONB, to avoid challenge at appeal 	<ul style="list-style-type: none"> See response to rep 26
			Q2	<ul style="list-style-type: none"> Should not provide for needs outside the AONB Differentiate housing need from wants 	<ul style="list-style-type: none"> Some housing needs may be met outside the AONB if suitable sites are not available within Noted. AONB Housing Needs Survey (2014) gives a good indication of needs arising in all settlements
			Q3	<ul style="list-style-type: none"> Local surveys required to assess demand for public transport and health services 	<ul style="list-style-type: none"> Infrastructure needs and capacities are under consideration to inform the draft DPD
			Q4	<ul style="list-style-type: none"> Agree with vision: stress need to pass AONB on to future generations 	<ul style="list-style-type: none"> Noted
			Q5	<ul style="list-style-type: none"> Concern about disruption from implementing 4.4 (4) and (5) 	<ul style="list-style-type: none"> Noted. Resource limitations may help avoid severe disruption
			Q6	<ul style="list-style-type: none"> AONB should decide affordable housing % 	<ul style="list-style-type: none"> Affordable housing likely to be guided by need, combined with viability calculations
			Q7	<ul style="list-style-type: none"> Priority to local people and those who work in AONB. No second homes or holiday lets 	<ul style="list-style-type: none"> Noted. More evidence is needed about local occupancy/second homes in market housing sector
			Q8	<ul style="list-style-type: none"> Build flats for a range of needs, including at Sandside 	<ul style="list-style-type: none"> Noted
			Q9	<ul style="list-style-type: none"> Encourage re-using existing buildings for rural workers' homes 	<ul style="list-style-type: none"> Noted. We will consider policies that will help facilitate new uses for old buildings where appropriate
			Q10	<ul style="list-style-type: none"> Prioritise brownfield sites, including Sandside industrial area 	<ul style="list-style-type: none"> Brownfield sites are under consideration for development
			Q11	<ul style="list-style-type: none"> Avoid new housing being packed tightly 	<ul style="list-style-type: none"> Approach to density based on NPPF para 47
			Q12	<ul style="list-style-type: none"> Yes, including land for car parking, playing fields, health facilities 	<ul style="list-style-type: none"> Noted
			Q13	<ul style="list-style-type: none"> Live/work homes on Quarry Lane (B81) 	<ul style="list-style-type: none"> Location noted
			Q14	<ul style="list-style-type: none"> Control energy related developments; no fracking or tidal booms; prefer small scale energy generation – local enterprises 	<ul style="list-style-type: none"> Noted. Assume reference to tidal power (tidal booms relate to oil spillages)
			Q15	<ul style="list-style-type: none"> Concern about traffic on narrow roads. Favours better use of railways 	<ul style="list-style-type: none"> Noted. Infrastructure needs and capacities are under consideration to inform the draft DPD

Arnside & Silverdale AONB Development Plan Document: Interim Consultation Statement September 2016

No	Name	Organisation	Question /Site Ref	Summary of Comments Received	Officer Response
			Q16	<ul style="list-style-type: none"> Arnside needs more car parking, especially near the station. Coach parking too 	<ul style="list-style-type: none"> Location noted
			Q17	<ul style="list-style-type: none"> Object to new or expanded caravan parks: traffic impact. Improved facilities on existing sites OK with careful monitoring 	<ul style="list-style-type: none"> Caravan policy and possible allocations will be informed by evidence including impact assessments
			Q18	<ul style="list-style-type: none"> Yes 	<ul style="list-style-type: none"> Noted
			Q19	<ul style="list-style-type: none"> All should remain open 	<ul style="list-style-type: none"> Noted
			Q20	<ul style="list-style-type: none"> Protect woodland and green spaces, especially if marked for development, including Sites A7/8/15/17/18/19/22/23/24 although small part of A22/23/24 could be used for disabled only car parking 	<ul style="list-style-type: none"> Noted. All open space proposals will be considered separately prior to publication of draft DPD
			Q21	<ul style="list-style-type: none"> No development unless forced by the government 	<ul style="list-style-type: none"> Noted. Local Planning Authorities are required to plan to meet the housing needs of their areas.
			Q22	<ul style="list-style-type: none"> Needs holistic approach 	<ul style="list-style-type: none"> Noted
			Q23	<ul style="list-style-type: none"> No mains drainage has implications for groundwater purity. Scope for reed bed sewerage and drainage systems Irresponsible to allow further development without proper drainage and sewerage facilities provided 	<ul style="list-style-type: none"> Infrastructure needs and capacities are under consideration to inform the draft DPD Noted
			Q24	<ul style="list-style-type: none"> Train, educate, encourage and enjoy. 	<ul style="list-style-type: none"> Noted
			Q25	<ul style="list-style-type: none"> Need continuity in landscape, along with modern technology. No large housing estates. Let unique architecture inform modern design. 	<ul style="list-style-type: none"> Noted
			Q26	<ul style="list-style-type: none"> Option (iii) – better road connections 	<ul style="list-style-type: none"> Noted
			Site A22	<ul style="list-style-type: none"> Restricted car park for disabled and rail travellers 	<ul style="list-style-type: none"> Site A22 is not suitable for development.
			Site A23	<ul style="list-style-type: none"> Object to development: retain as green space 	<ul style="list-style-type: none"> Site A23 is not suitable for development.
			Sites A25/26/27	<ul style="list-style-type: none"> Potential parking for local and visitor use, and for coaches 	<ul style="list-style-type: none"> Sites A25/26/27 are being taken forward for mixed-use development.
			Sites B35/36/39/81/116/117	<ul style="list-style-type: none"> Potential development sites subject to good design and flood proofing 	<ul style="list-style-type: none"> Sites B35, B39, B116 and B117 are not suitable for development. B39 is not being taken forward due to status as a priority habitat.

Arnside & Silverdale AONB Development Plan Document: Interim Consultation Statement September 2016

No	Name	Organisation	Question /Site Ref	Summary of Comments Received	Officer Response
					<ul style="list-style-type: none"> Site B81 is being taken forward for mixed use development.
			Sites B78/113	<ul style="list-style-type: none"> Object to development: access limited 	<ul style="list-style-type: none"> Site B78 is not suitable for development. Site B113 is not available for development.
			Site B80	<ul style="list-style-type: none"> Difficult access- object to development - retain as woodland 	<ul style="list-style-type: none"> Site B80 is being protected as Open Space
			Site B114	<ul style="list-style-type: none"> Object to development: no access and no infrastructure. Valuable wildlife 	<ul style="list-style-type: none"> Site withdrawn
			Site B115	<ul style="list-style-type: none"> Object to development: traffic concern 	<ul style="list-style-type: none"> Site B115 could more appropriately be dealt with through the Development Management process.
			Q29	<ul style="list-style-type: none"> Development boundaries may reduce sprawl and veto unsuitable developments 	<ul style="list-style-type: none"> Noted
			Q30	<ul style="list-style-type: none"> Support phased development 	<ul style="list-style-type: none"> Noted and agreed
			Q31	<ul style="list-style-type: none"> Avoid spoiling AONB with careless development 	<ul style="list-style-type: none"> Part of the purpose of preparing a dedicated AONB DPD is to ensure its special character is properly considered in planning for new development
136	Mr Paul Brownsett		Site W82	<ul style="list-style-type: none"> Object to development – not available: part is garden to 182a Main Street and part is garden of Chapel Walk Cottages. Rest is “The Cedars”. Need to arrange and enforce passing places on Main Street, with off-street replacement places 	<ul style="list-style-type: none"> Site withdrawn
137	Miss A Robinson		Q6	<ul style="list-style-type: none"> Yes, affordable housing for young people, especially locals. Oppose second homes and holiday let 	<ul style="list-style-type: none"> Affordable housing likely to be guided by need, combined with viability calculations. All affordable housing is subject to a local connection restriction
			Q10	<ul style="list-style-type: none"> Prioritise urban brownfield sites - existing empty homes in Lancaster and Morecambe and brownfield sites in urban areas should be used 	<ul style="list-style-type: none"> Brownfield sites are under consideration for development
			Q12	<ul style="list-style-type: none"> Need shop and health facilities in Warton 	<ul style="list-style-type: none"> Noted. Services point is important but services are not fully under the control of the planning process: plan aims to protect and enhance services`
			Q15	<ul style="list-style-type: none"> Need improved bus, train services and car parking 	<ul style="list-style-type: none"> Noted

Arnside & Silverdale AONB Development Plan Document: Interim Consultation Statement September 2016

No	Name	Organisation	Question /Site Ref	Summary of Comments Received	Officer Response
			Q17	<ul style="list-style-type: none"> Object to more caravan and 'lodge' development 	<ul style="list-style-type: none"> Caravan policy and possible allocations will be informed by evidence including impact assessments
			Q23	<ul style="list-style-type: none"> Serious flood risk concern on land close to the Keer in Warton 	<ul style="list-style-type: none"> Flood risk concerns noted and understood. Infrastructure needs and capacities are under consideration to inform the draft DPD
138	Mr J Martin Perris		Introduction	<ul style="list-style-type: none"> DPD must uphold principles of the Management Plan as set out in para 1.6. Value in diversity of spaces including within settlements 	<ul style="list-style-type: none"> Importance of the management plan acknowledged. DPD is related but has additional responsibilities which include shaping development in the AONB
			Q1	<ul style="list-style-type: none"> Support definition of major development sites; must avoid cumulative impact of several smaller developments. Brownfield sites such as Travis Perkins an exception 	<ul style="list-style-type: none"> See response to rep 26
			Q7	<ul style="list-style-type: none"> Support restriction of new housing to local people, including local workers. Concern about numbers of market houses required to fund affordables 	<ul style="list-style-type: none"> Noted. Affordable housing likely to be guided by need, combined with viability calculations. All affordable housing is subject to a local connection restriction. Some housing needs may be met outside the AONB if suitable sites are not available within
			Q10	<ul style="list-style-type: none"> Restrict development to brownfield sites – survey all brownfield sites and see how many houses could be built on them 	<ul style="list-style-type: none"> Brownfield sites are under consideration for development
			Q15	<ul style="list-style-type: none"> Support car park on site A22 	<ul style="list-style-type: none"> Location noted
			Q17	<ul style="list-style-type: none"> Object to further caravan site development (whether new or extension) 	<ul style="list-style-type: none"> Caravan policy and possible allocations will be informed by evidence including impact assessments
			Sites B79/116	<ul style="list-style-type: none"> Object to development, should be designated as open space green channel. Poor access and little scope for more traffic. Drainage/flood-risk 	<ul style="list-style-type: none"> Sites B79 and B116 are not suitable for development.
			Q26	<ul style="list-style-type: none"> Favour option (v), but only for brownfield. Consider sites in Carnforth and Milnthorpe 	<ul style="list-style-type: none"> Noted
139	Mr & Mrs Banks		Site B114	<ul style="list-style-type: none"> Owners of site B114, and do not want it included in any development 	<ul style="list-style-type: none"> Site withdrawn

Arnside & Silverdale AONB Development Plan Document: Interim Consultation Statement September 2016

No	Name	Organisation	Question /Site Ref	Summary of Comments Received	Officer Response
140	MF & JD Rhodes		Site A97	<ul style="list-style-type: none"> Object to development: remote, poor access; need to import soil; unsafe rock faces; impact on habitats; no services; no sewerage treatment; adverse impact on natural beauty 	<ul style="list-style-type: none"> This representation assumes that the site has been proposed for housing, when in fact the owners' proposal is for an unspecified recreational use. With a less intensive use, some, but not all of the points made fall away Site A97 is not suitable for development.
141	MF & JD Rhodes		Site S98	<ul style="list-style-type: none"> Object to development: see refusal to application 10/1075/OUT for erection of log cabin for live/work unit. Local wildlife site and visible from surrounding area 	<ul style="list-style-type: none"> Site S98 is not suitable for development.
142	Mrs Ann Bond		Q23	<ul style="list-style-type: none"> Concern about capacity to accommodate more sewerage discharge in Silverdale 	<ul style="list-style-type: none"> Infrastructure needs and capacities are under consideration to inform the draft DPD
			Site A2	<ul style="list-style-type: none"> Objection to development: open coastline; cliff-top with no infrastructure; poor access 	<ul style="list-style-type: none"> Site A2 is not suitable for development.
			Site S43	<ul style="list-style-type: none"> Land part of historic Gillian's (Gillion's) Farm on Elmslack Lane 	<ul style="list-style-type: none"> Site S43 withdrawn
143	Mr Scambler		Site A24	<ul style="list-style-type: none"> Object to development; subject to flooding and on a busy road 	<ul style="list-style-type: none"> Site A24 is not suitable for development.
			Site A22	<ul style="list-style-type: none"> Ideal for parking: not suitable for housing because it floods 	<ul style="list-style-type: none"> Site A22 is not suitable for development.
			Site A18	<ul style="list-style-type: none"> Support development in principle, but road access problematic 	<ul style="list-style-type: none"> Site A18 is not suitable for development.
144	Mr N Shield		Site B73	<ul style="list-style-type: none"> Object to development on greenfield sites: narrow access roads; water supply and drainage infrastructure deficiencies; no amenities 	<ul style="list-style-type: none"> Site B73 is not suitable for development.
145	Mr N Shield		Site B74	<ul style="list-style-type: none"> Object to development on greenfield sites: narrow access roads; water supply and drainage infrastructure deficiencies; no amenities 	<ul style="list-style-type: none"> Site B74 is not suitable for development.
146	Mr N Shield		Site B76	<ul style="list-style-type: none"> Object to development on greenfield sites: narrow access roads; water supply and drainage infrastructure deficiencies; no amenities 	<ul style="list-style-type: none"> Site B76 is not suitable for development.
147	Mr N Shield		Site B75	<ul style="list-style-type: none"> Object to development on greenfield sites: narrow access roads; water supply and 	<ul style="list-style-type: none"> Site B75 is not suitable for development.

Arnside & Silverdale AONB Development Plan Document: Interim Consultation Statement September 2016

No	Name	Organisation	Question /Site Ref	Summary of Comments Received	Officer Response
				drainage infrastructure deficiencies; no amenities	
148	Mr AR Goodland		Sites B75/76	<ul style="list-style-type: none"> Object to development: narrow roads; water supply and drainage infrastructure deficiencies; no amenities, street lighting or public transport 	<ul style="list-style-type: none"> Sites B75 and B76 are not suitable for development.
149	Dr David Shreeve		Sites S41/46	<ul style="list-style-type: none"> These are large sites S46 waterlogged, poor drainage 	<ul style="list-style-type: none"> Sites S41 and S46 are not available for development
			Site S56	<ul style="list-style-type: none"> Large site, part waterlogged, poor drainage 	<ul style="list-style-type: none"> A small amount of development is proposed on part of Site S56.
			Q6-8	<ul style="list-style-type: none"> Affordable housing should be 100% and for local people, 2 bed houses. Needs clarity in numbers (72 or 21 over 5 years) 	<ul style="list-style-type: none"> Affordable housing likely to be guided by need, combined with viability calculations. The Housing Needs Survey identified a need for 72 dwellings over five years (the DPD period is 15 years) but not all housing needs have to be met within AONB. All affordable housing is subject to a local connection restriction
			Q13	<ul style="list-style-type: none"> Restrict local employment: limited location for rural industry 	<ul style="list-style-type: none"> We are considering some allocations for local employment but large scale employment is likely to be inappropriate for the AONB
			Table 1	<ul style="list-style-type: none"> Concern about reductions in public transport in Silverdale 	<ul style="list-style-type: none"> Services point is important but services are not fully under the control of the planning process: plan aims to protect and enhance services
			Site S54	<ul style="list-style-type: none"> Adjoins open space. Needs to be reduced in area 	<ul style="list-style-type: none"> Site undeliverable
			Site S43	<ul style="list-style-type: none"> Development would restrict recreation 	<ul style="list-style-type: none"> Site withdrawn
			Site S70	<ul style="list-style-type: none"> Support development for car parking 	<ul style="list-style-type: none"> Site S70 is being taken forward for mixed-use development.
150	Rev Bernard Loveland		Sites B73/74/75/76	<ul style="list-style-type: none"> Object to development in Slackhead, because of narrow access and road safety 	<ul style="list-style-type: none"> Sites B73, B74, B75 and B76 are not suitable for development.
151	Mr & Mrs D Marland		Q4/5	<ul style="list-style-type: none"> Yes 	<ul style="list-style-type: none"> Noted
			Q7	<ul style="list-style-type: none"> Yes, avoid holiday homes or incomers 	<ul style="list-style-type: none"> Noted
			Q10	<ul style="list-style-type: none"> Prioritise the limited number of AONB brownfield sites 	<ul style="list-style-type: none"> Noted. Brownfield sites are under consideration for development
			Q13	<ul style="list-style-type: none"> Arnside station yard (=A25/26/27) 	<ul style="list-style-type: none"> These sites are already under consideration
			Q14	<ul style="list-style-type: none"> Support parking on site A22, landscaped with trees 	<ul style="list-style-type: none"> Location noted

Arnside & Silverdale AONB Development Plan Document: Interim Consultation Statement September 2016

No	Name	Organisation	Question /Site Ref	Summary of Comments Received	Officer Response
			Q17	<ul style="list-style-type: none"> No more new caravan sites or expansions 	<ul style="list-style-type: none"> Caravan policy and possible allocations will be informed by evidence including impact assessments
			Q18	<ul style="list-style-type: none"> Agree to protect private open spaces 	<ul style="list-style-type: none"> Noted
			Q19	<ul style="list-style-type: none"> No 	<ul style="list-style-type: none"> Noted
			Q21	<ul style="list-style-type: none"> No impacts on landscape or seascape, protect views 	<ul style="list-style-type: none"> Noted
			Q25	<ul style="list-style-type: none"> Case by case with local participation 	<ul style="list-style-type: none"> Noted
			Q26	<ul style="list-style-type: none"> Option (iv) 	<ul style="list-style-type: none"> Noted
			Q28	<ul style="list-style-type: none"> No 	<ul style="list-style-type: none"> Noted
			Q29	<ul style="list-style-type: none"> Yes, for all settlements 	<ul style="list-style-type: none"> Noted
			Q30	<ul style="list-style-type: none"> Development should be spread over 15 year period 	<ul style="list-style-type: none"> Noted and agreed
			Q31	<ul style="list-style-type: none"> Bus services are limited. Trains only to Barrow/Lancaster 	<ul style="list-style-type: none"> Noted
			Site A5	<ul style="list-style-type: none"> Support replacing house with more sheltered housing 	<ul style="list-style-type: none"> Site A5 is currently being dealt with through the Development Management process.
			Site A22	<ul style="list-style-type: none"> Object to housing development but support car parking. Flood risk 	<ul style="list-style-type: none"> Site A22 is not suitable for development.
			Site A15	<ul style="list-style-type: none"> Object to development. Sump for water draining from the Knott, receives little sunlight. Support retaining open space 	<ul style="list-style-type: none"> Site A15 is not suitable for development.
			Site A7	<ul style="list-style-type: none"> Object to development: open space between two protected ownerships 	<ul style="list-style-type: none"> Site A7 is not suitable for development.
152	Ms I Bashforth		Site A12	<ul style="list-style-type: none"> Object to development. Support open space designation and its accessibility 	<ul style="list-style-type: none"> A small amount of development is proposed on part of Site A12 (A11).
153	Ms Kathleen Dodd		Site B76	<ul style="list-style-type: none"> Object to development: access road is narrow and cannot take more traffic; no mains drainage; low water pressure 	<ul style="list-style-type: none"> Site B76 is not suitable for development.
154	Mr David Clarke		Site B108	<ul style="list-style-type: none"> Could be suitable for development – less interference with other properties 	<ul style="list-style-type: none"> Site B108 is being taken forward for residential development.
			Site B32	<ul style="list-style-type: none"> Large site; would compromise views of the church. Concern about traffic on Mill Lane (locals maintain the road). Recent floods at Parsonage Fold 	<ul style="list-style-type: none"> There is no Site R43 so we have assumed your comments relate to Site B32, which is adjacent Parsonage Fold

Arnside & Silverdale AONB Development Plan Document: Interim Consultation Statement September 2016

No	Name	Organisation	Question /Site Ref	Summary of Comments Received	Officer Response
155	Mrs A Robinson		Sites 108/109/110	<ul style="list-style-type: none"> Object to development, unless just one house is built on B110. Difficult access: valued views from path 	<ul style="list-style-type: none"> Site B108 and part of Site B109 are being taken forward for residential development. Site B110 is being taken forward for residential development as part of B108.
			Site B112	<ul style="list-style-type: none"> Development could be possible: good for school and public transport. Access may be an issue. 	<ul style="list-style-type: none"> Site B112 is being taken forward for residential development.
			Site B32	<ul style="list-style-type: none"> Object to development in the heart of the village. Flood risk. Harm to significance and tranquillity 	<ul style="list-style-type: none"> Site B32 is not suitable for development.
			Q19	<ul style="list-style-type: none"> Agree important to retain open spaces. Housing should be developed in urban areas 	<ul style="list-style-type: none"> Noted
			Other issues	<ul style="list-style-type: none"> Suggest Travis Perkins site at Sandside and Quarry Lane, Storth. Arnside rail station and Milnthorpe should be developed as rural hubs Housing needs evidence based on poor response to survey 	<ul style="list-style-type: none"> Noted and agreed Noted Disagree. Response was above typical level for this type of survey and is sufficient to help inform policy
156	Mr MEH Robinson		Sites 108/109/110	<ul style="list-style-type: none"> Object to development: blocks path to Fairy Steps. Road too narrow 	<ul style="list-style-type: none"> Site B108 and part of Site B109 are being taken forward for residential development. Site B110 is being taken forward for residential development as part of B108.
			Site B32	<ul style="list-style-type: none"> Object to development: inadequate access; views spoiled 	<ul style="list-style-type: none"> Site A2 is not suitable for development.
			Site B112	<ul style="list-style-type: none"> Support development 	<ul style="list-style-type: none"> Site B112 is being taken forward for residential development.
			Q2	<ul style="list-style-type: none"> Locate housing in cheaper areas near jobs, with better infrastructure 	<ul style="list-style-type: none"> Noted. Some housing needs may be met outside the AONB if suitable sites are not available within
157	Mr & Mrs A Hindhe		Q31	<ul style="list-style-type: none"> Concern about development proposals in Warton: narrow roads, traffic, flood-risk. Develop brownfield sites first 	<ul style="list-style-type: none"> Flood-risk problem understood. Some housing needs may be met outside the AONB if suitable sites are not available within
158	Mr WE Crackle		Sites Y101/102	<ul style="list-style-type: none"> Object to development: Yealand lacks facilities; proposals are not to meet local needs. Important views out 	<ul style="list-style-type: none"> Sites Y101 and 102 are not suitable for development.

Arnside & Silverdale AONB Development Plan Document: Interim Consultation Statement September 2016

No	Name	Organisation	Question /Site Ref	Summary of Comments Received	Officer Response
159	BJ and E Elkington		Sites W87/88/ 89/92/93/95	<ul style="list-style-type: none"> Object to development: should remain as open space. Infrastructure and services shortages, traffic problems; flood-risk; narrow footpath to Carnforth. Brownfield sites available in Carnforth 	<ul style="list-style-type: none"> Noted. Sites W87, W92, W93 and W95 are not suitable for development. Parts of W88/W89 are being taken forward for residential development.
160	Mrs Sioban Emery {same points as rep. no. 208}		Sites Y101/ 102	<ul style="list-style-type: none"> Object to development: concerns for traffic and road safety; unsustainable locations; remote from infrastructure; urbanising impact on landscape Impact on gap between Yealand Redmayne and Yealand Storrs 	<ul style="list-style-type: none"> Noted. Sites Y101 and 102 are not suitable for development.
161	Ms Barbara Norton		Q3	<ul style="list-style-type: none"> Infrastructure poor: no continuous footpath on Silverdale Road south of Briery Bank. Concern about reduced bus services Retaining biodiversity connectivity is important. 	<ul style="list-style-type: none"> Noted. Infrastructure needs and capacities are under consideration to inform the draft DPD. Services point is important but services are not fully under the control of the planning process: plan aims to protect and enhance services Noted
			Sites A13/17	<ul style="list-style-type: none"> Clarify development proposal: is it open space or cemetery extension? 	<ul style="list-style-type: none"> Noted. A13 assessed as open space Sites A13/17 are not suitable for development.
162	Ms Audrey Nelson		Site S56	<ul style="list-style-type: none"> Object to development: protect flora and fauna; no work or shops in the area 	<ul style="list-style-type: none"> A small amount of development is proposed on part of Site S56.
163	Mr Nigel Dyson [same points as reps.no.200 and 204]		Site B31	<ul style="list-style-type: none"> Object to development on important woodland and habitat; traffic impact; narrow roads; low water pressure No more caravan developments – harm to landscape 	<ul style="list-style-type: none"> Site B31 is not suitable for development.
			Site B73	<ul style="list-style-type: none"> Object to development of landfill site unsuitable for building 	<ul style="list-style-type: none"> Site B73 is not suitable for development.
			Site B74	<ul style="list-style-type: none"> Object to development: increased traffic on narrow road; low water pressure; no services/facilities; no public transport; no footpath to Beetham; woodland and wildlife habitats; no mains drainage; housing too expensive for locals; landscape impact 	<ul style="list-style-type: none"> Site B74 is not suitable for development
			Site B75	<ul style="list-style-type: none"> Object to development: former quarry; traffic, low water pressure, no services/facilities; 	<ul style="list-style-type: none"> Site B75 is not suitable for development.

Arnside & Silverdale AONB Development Plan Document: Interim Consultation Statement September 2016

No	Name	Organisation	Question /Site Ref	Summary of Comments Received	Officer Response
				housing too expensive for locals; woodland and wildlife habitats, no mains drainage	
			Site B76	<ul style="list-style-type: none"> Object to development: increased traffic on narrow road; low water pressure; no services/facilities; impact on wood, wildlife and limestone pavement; houses too expensive for local people, landscape impact, restricted access, no mains drainage 	<ul style="list-style-type: none"> Site B76 is not suitable for development.
164	Mr & Mrs Graham		Sites W92/93/95/88 and all other greenfield sites in Warton	<ul style="list-style-type: none"> Object to development: increased traffic on narrow roads; no local jobs; service cuts; protect valued countryside; crime increase; develop brownfield sites first; development against principle of AONB designation 	<ul style="list-style-type: none"> Parts of Sites W88/W89 are being taken forward for residential development. W92/93/95 are not suitable for development.
165	Mr Malcolm Knight		Site B78	<ul style="list-style-type: none"> Object to development: steep damp site with groundwater run-off; valuable for wildlife. Possible to solve run-off if road was improved and adopted. Concern about access because of ownership of access land (ransoms); extra traffic a problem 	<ul style="list-style-type: none"> Noted. Site S78 is not suitable for development.
			Site B113	<ul style="list-style-type: none"> Object to development: garages are in use and owned by local residents. Flood-risk from collapsed drain under land, public footpath crosses land 	<ul style="list-style-type: none"> Site B113 is not available for development.
166	PE & KE Sedgwick		Q1/11	<ul style="list-style-type: none"> Agree with major sites definition, an average density of 30dw/ha would make most sites over 0.3ha 'major development', would expect a little leeway but this should rule out sites over 0.5ha i.e. many suggested sites should be ruled out unless there are exceptional circumstances 	<ul style="list-style-type: none"> See response to rep 26
			Site A7	<ul style="list-style-type: none"> Substantial site surrounded by open land 	<ul style="list-style-type: none"> Site A7 is not suitable for development.
			Site A9	<ul style="list-style-type: none"> Concern about standard of access 	<ul style="list-style-type: none"> A small amount of development is proposed on part of Site A9.
			Site A12	<ul style="list-style-type: none"> Support for development along road only 	<ul style="list-style-type: none"> A small amount of development is proposed on part of Site A12 (A11).
			Site A106	<ul style="list-style-type: none"> Impact of railway may reduce attraction 	<ul style="list-style-type: none"> Site A106 is not suitable for development.

Arnside & Silverdale AONB Development Plan Document: Interim Consultation Statement September 2016

No	Name	Organisation	Question /Site Ref	Summary of Comments Received	Officer Response
			Site A18	<ul style="list-style-type: none"> Depends on balance of development to open space but is a very large site 	<ul style="list-style-type: none"> Site A18 is not suitable for development.
			Site A19	<ul style="list-style-type: none"> Has potential but there are access and infrastructure concerns 	<ul style="list-style-type: none"> Site A19 is not suitable for development.
			Site A24	<ul style="list-style-type: none"> Large site with salt marsh protection 	<ul style="list-style-type: none"> The site is not salt marsh and is not protected as such
			Site A16	<ul style="list-style-type: none"> Some argument for infill but would be major development, currently open space 	<ul style="list-style-type: none"> Site A16 is not suitable for development.
			Site B32	<ul style="list-style-type: none"> Major development in small village 	<ul style="list-style-type: none"> Site B32 is not suitable for development.
			Sites B74/76	<ul style="list-style-type: none"> Major developments on sites with no services or public transport 	<ul style="list-style-type: none"> Sites B74 and B76 are not suitable for development.
			Site B114	<ul style="list-style-type: none"> Public transport access poor, no amenities 	<ul style="list-style-type: none"> Site withdrawn
			Sites B77/79	<ul style="list-style-type: none"> Very large sites, with difficult access, no mains drainage or public transport and limited services. Flood risk to B79 	<ul style="list-style-type: none"> Sites B77 and B79 are not suitable for development.
			Site B81	<ul style="list-style-type: none"> Large brownfield site which should justify exceptional circumstances and meet most of local housing needs 	<ul style="list-style-type: none"> Site B81 is being taken forward for mixed-use development.
			Sites A5/28/29	<ul style="list-style-type: none"> Support development of these sites 	<ul style="list-style-type: none"> Site A5 is currently being dealt with through the Development Management process. Site A28 is not available for development. Site A29 could more appropriately be dealt with through the Development Management process.
167	Mr JW Ball	Warton Parish Council	Q1	<ul style="list-style-type: none"> DPD should define major development along lines in NPPF to provide low cost housing 	<ul style="list-style-type: none"> See response to rep 26
			Q2	<ul style="list-style-type: none"> Requirements based on AONB housing needs survey. Low cost housing restricted to limited infill in settlements 	<ul style="list-style-type: none"> Noted. Affordable housing likely to be guided by need, combined with viability calculations
			Q3	<ul style="list-style-type: none"> None 	<ul style="list-style-type: none"> Noted
			Q4	<ul style="list-style-type: none"> Important to protect character of AONB's settlements 	<ul style="list-style-type: none"> Noted and agreed
			Q5	<ul style="list-style-type: none"> Vague 	<ul style="list-style-type: none"> Noted, but no alternative wording offered
			Q6	<ul style="list-style-type: none"> Set a target covering the AONB 	<ul style="list-style-type: none"> Affordable housing likely to be guided by need, combined with viability calculations

Arnside & Silverdale AONB Development Plan Document: Interim Consultation Statement September 2016

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			Q7	<ul style="list-style-type: none"> Doubt if local restrictions could be applied 	<ul style="list-style-type: none"> Such restrictions can be applied as evidenced by recent neighbourhood plan decisions but would need to be founded on local evidence. All affordable housing is subject to a local connection restriction
			Q8	<ul style="list-style-type: none"> Councils and AONB need to identify most appropriate housing types required and restrict other types 	<ul style="list-style-type: none"> Noted. The Housing Needs Survey identified needs including by type/size of property
			Q9	<ul style="list-style-type: none"> No suitable sites to build estates in Warton so needs to be smaller developments 	<ul style="list-style-type: none"> Noted
			Q10	<ul style="list-style-type: none"> Promote Graveson site at Millhead financial support should be provided to help remediate brownfield sites 	<ul style="list-style-type: none"> Noted. Some housing needs may be met outside the AONB if suitable sites are not available within
			Q11	<ul style="list-style-type: none"> Leave density to developers/site details 	<ul style="list-style-type: none"> Noted. Approach to density based on NPPF para 47
			Q12	<ul style="list-style-type: none"> Improvements to Warton-Millhead footway 	<ul style="list-style-type: none"> Noted. Potential to include this in Infrastructure Plan
			Q13	<ul style="list-style-type: none"> Limited employment sites, need control 	<ul style="list-style-type: none"> Noted
			Q14	<ul style="list-style-type: none"> Object to large wind turbines or solar panels in AONB. Promote high speed broadband 	<ul style="list-style-type: none"> Noted
			Q15	<ul style="list-style-type: none"> Highways capacity concerns: improvements to be funded by developers 	<ul style="list-style-type: none"> Infrastructure needs and capacities are under consideration to inform the draft DPD
			Q16	<ul style="list-style-type: none"> Car parking problems along Main Street 	<ul style="list-style-type: none"> Infrastructure needs and capacities are under consideration to inform the draft DPD
			Q17	<ul style="list-style-type: none"> Restrict expansion of existing and development of new caravan sites in and adjoining AONB 	<ul style="list-style-type: none"> Caravan policy and possible allocations will be informed by evidence including impact assessments
			Q18	<ul style="list-style-type: none"> Refer to Parish Council submissions 	<ul style="list-style-type: none"> Noted, but open space policies are designed to protect land within the built up areas from development. Unlikely to be required to protect open countryside
			Q19	<ul style="list-style-type: none"> Support designations as submitted 	<ul style="list-style-type: none"> Noted
			Q20	<ul style="list-style-type: none"> See map provided 	<ul style="list-style-type: none"> Noted
			Q21	<ul style="list-style-type: none"> Resist developments outside boundaries 	<ul style="list-style-type: none"> Noted
			Q22	<ul style="list-style-type: none"> Resist developments outside boundaries 	<ul style="list-style-type: none"> Noted

Arnside & Silverdale AONB Development Plan Document: Interim Consultation Statement September 2016

No	Name	Organisation	Question /Site Ref	Summary of Comments Received	Officer Response
			Q23	<ul style="list-style-type: none"> Flood-risk is high in parts of AONB, especially Warton 	<ul style="list-style-type: none"> Flood-risk concerns noted. Infrastructure needs and capacities are under consideration to inform the draft DPD
			Q24	<ul style="list-style-type: none"> Environmental qualities already known: control development in respect of these 	<ul style="list-style-type: none"> Noted
			Q25	<ul style="list-style-type: none"> Standards to fit in with existing features 	<ul style="list-style-type: none"> Noted
			Q26	<ul style="list-style-type: none"> Only primary settlements suitable for development: Warton does not fit criteria 	<ul style="list-style-type: none"> Noted
			Q28	<ul style="list-style-type: none"> Under investigation by Parish Council 	<ul style="list-style-type: none"> Noted
			Q29	<ul style="list-style-type: none"> Agree with defining boundaries including for Warton, to maintain its identity 	<ul style="list-style-type: none"> Noted
			Q30	<ul style="list-style-type: none"> Can identify developments for 5 years 	<ul style="list-style-type: none"> Noted, but DPD is required to plan for 15 years
			Q31	<ul style="list-style-type: none"> Key issues identified 	<ul style="list-style-type: none"> Noted
			Sites W83/84/86/87/88/89/90/92/93/95	<ul style="list-style-type: none"> Object to development: visual impact and flood risk 	<ul style="list-style-type: none"> Sites W83, W86, W87, W90, W92, W93 and W95 are not suitable for development. Site W84 withdrawn Parts of W88/W89 are being taken forward for residential development.
			Site W84	<ul style="list-style-type: none"> Object to development: flood-risk and part owned by Warton Parish Council (no owner's consent) 	<ul style="list-style-type: none"> Site withdrawn
168	Mr HC & Mrs JH Clarke		Sites B73/74/75/76	<ul style="list-style-type: none"> Object to development on land at Slackhead: narrow roads; traffic; no mains drainage/sewage, no facilities or public transport. B76 Limestone Pavement Order 	<ul style="list-style-type: none"> Sites B73, B74, B75 and B76 are not suitable for development.
169	Mrs ME Warner		Q16	<ul style="list-style-type: none"> Need for disabled parking spaces at doctor's and dentist's surgery in Arnside, and at Arnside railway station (north and south bound) 	<ul style="list-style-type: none"> Locations noted
170	Mr K & Mrs A Kitchen		Site A12 (without A11)	<ul style="list-style-type: none"> Object to development: important open space and estuary views. Favours protection as open space. Road safety concerns for access on Briery Bank 	<ul style="list-style-type: none"> A small amount of development is proposed on part of Site A12 (A11).
			Site A11	<ul style="list-style-type: none"> Consider on its own merits 	<ul style="list-style-type: none"> Site A11 is being taken forward for residential development.
171	Mr P & Mrs J Barnes		Q10	<ul style="list-style-type: none"> Yes. Concern about lack of jobs, infrastructure and services in Warton 	<ul style="list-style-type: none"> Noted. Infrastructure needs and capacities are under consideration to inform the draft DPD

Arnside & Silverdale AONB Development Plan Document: Interim Consultation Statement September 2016

No	Name	Organisation	Question /Site Ref	Summary of Comments Received	Officer Response
			Sites W92/93	<ul style="list-style-type: none"> Concern about safety of boundary wall between own property and site suggestion, and of overlooking, privacy, peaceful enjoyment of home. Reference to Article 1 of First Protocol: Protection of Property 	<ul style="list-style-type: none"> Noted, boundary wall matter would be capable of resolution if the site were allocated for development. Sites W92/93 are not suitable for development.
172	Mr P & Mrs J Barnes		Sites W92/93	<ul style="list-style-type: none"> Object to development: narrow road; traffic; ecological qualities; no services 	<ul style="list-style-type: none"> Noted. Infrastructure needs and capacities are under consideration to inform the draft DPD. Services point is important but services are not fully under the control of the planning process: plan aims to protect and enhance services. Sites W92/93 are not suitable for development.
173	Mrs Josie Barnes		Sites W92/93	<ul style="list-style-type: none"> Object to development: use sites for open space and recreation, with parking 	<ul style="list-style-type: none"> Sites W92/93 are not suitable for development.
174	Ms Philippa Bullen	Equality & Human Rights Commission		<ul style="list-style-type: none"> No resources to respond 	<ul style="list-style-type: none"> Noted
175	Ms Steph Rhodes	Lancashire County Council	Q12	<ul style="list-style-type: none"> Need to ensure schools provision matches housing development and includes developer contributions Planning obligations will be sought where Lancashire Primary Schools within 2 miles and/or Lancashire secondary schools within 3 miles are: already oversubscribed, projected to become over-subscribed within 5 years or if one of the challenges in providing new places is a lack of current school sites capable of supporting an extension In cases where developments are over 150 dwellings or where aggregated developments results in a need, then new schools may be required 	<ul style="list-style-type: none"> Infrastructure needs and capacities are under consideration to inform the draft DPD School capacities will be assessed against any development proposals, and other factors (such as their admissions policies) Unlikely to be the case in the AONB
176	Mr P & Mrs J Barnes		Sites W92/93	<ul style="list-style-type: none"> Duplicates rep 172 	<ul style="list-style-type: none"> See rep 172
177		The Marine Management Organisation		<ul style="list-style-type: none"> No comment 	<ul style="list-style-type: none"> Noted
178	Ms Alison Chippendale	Health & Safety Executive	General	<ul style="list-style-type: none"> No representation because land does not encroach on the consultation zones of major hazard establishments or major accident 	<ul style="list-style-type: none"> Noted

Arnside & Silverdale AONB Development Plan Document: Interim Consultation Statement September 2016

No	Name	Organisation	Question /Site Ref	Summary of Comments Received	Officer Response
				hazard pipelines (MAHPs). If no encroachment, FSE does not need to be informed of the next stages in the adoption of the DPD	
179	Ms Emily Hrycan	Historic England	Q3	<ul style="list-style-type: none"> DPD should include description and assessment of historic environment and should include heritage information in the evidence base (detailed advice) 	<ul style="list-style-type: none"> Whilst useful and important advice is included in the Historic England response, no attempt has been made to engage in the consultation process, and no specific responses made to the questions or site suggestions
			Q27	<ul style="list-style-type: none"> Advice on evaluation of impact in developing site allocations 	<ul style="list-style-type: none"> Noted
180	Ms Sarah Oak		Q9	<ul style="list-style-type: none"> Favour development of small number of suitable dwellings with agricultural restrictions to support rural workers Focus should be on development to meet the specific needs of rural workers – larger developments will harm AONB 	<ul style="list-style-type: none"> Noted
181	Mr Richard Watts		Sites S41/46/47/56/58	<ul style="list-style-type: none"> Development would change village character 	<ul style="list-style-type: none"> Site S47 has planning consent for residential development (13/00085/FUL). Sites S41 and S46 are not available for development. Site S58 is not suitable for development. A small amount of development is proposed on part of site S56.
			S42	<ul style="list-style-type: none"> Concern about access 	<ul style="list-style-type: none"> Site developed
			S44/52	<ul style="list-style-type: none"> Narrow access, drainage problems 	<ul style="list-style-type: none"> Site S44 is not suitable for development. Site S52 was linked to proposed development on S44 and no development was proposed on S52 itself.
			S48	<ul style="list-style-type: none"> Difficult access, woodland site, would footpath be retained? 	<ul style="list-style-type: none"> Noted. Site S48 is not suitable for development.
			S50	<ul style="list-style-type: none"> Greenfield site. Owner opposes development 	<ul style="list-style-type: none"> Site withdrawn
			S54	<ul style="list-style-type: none"> Serious flooding problems 	<ul style="list-style-type: none"> Site undeliverable
			S70	<ul style="list-style-type: none"> Useful car parking site 	<ul style="list-style-type: none"> Site S70 is being taken forward for mixed-use development.
			Q7	<ul style="list-style-type: none"> Concern about second homes 	<ul style="list-style-type: none"> Noted

Arnside & Silverdale AONB Development Plan Document: Interim Consultation Statement September 2016

No	Name	Organisation	Question /Site Ref	Summary of Comments Received	Officer Response
			Q8	<ul style="list-style-type: none"> AONB lacks 2/3 bed properties 	<ul style="list-style-type: none"> Noted and agreed
			Q15	<ul style="list-style-type: none"> Concern about road capacity and traffic impact 	<ul style="list-style-type: none"> Infrastructure needs and capacities are under consideration to inform the draft DPD
			Q23	<ul style="list-style-type: none"> Concern about drainage and flooding in Silverdale and Warton 	<ul style="list-style-type: none"> Drainage and flood-risk points noted. Infrastructure needs and capacities are under consideration to inform the draft DPD
			Other issues	<ul style="list-style-type: none"> Overdevelopment and traffic concerns for Silverdale. Missed opportunities to provide smaller properties 	<ul style="list-style-type: none"> Noted
182	Mr DG Wood		Q23	<ul style="list-style-type: none"> Concern that any new housing in Silverdale must provide safe treatment and disposal of sewage. Secondary treatment in drainage fields Inadequate control of existing treatment plants Detailed advice on Building Regulations for sewage treatment 	<ul style="list-style-type: none"> Infrastructure needs and capacities are under consideration to inform the draft DPD Noted, but control of existing treatment plants is outside the planning system Noted and welcomed
183	Ms Carol Robinson		Q2	<ul style="list-style-type: none"> Question demand for housing in Warton 	<ul style="list-style-type: none"> Noted
			Q12	<ul style="list-style-type: none"> No shops in Warton 	<ul style="list-style-type: none"> Noted. Services point is important but services are not fully under the control of the planning process: plan aims to protect and enhance services
			Q13	<ul style="list-style-type: none"> Need for few jobs in Warton 	<ul style="list-style-type: none"> Noted. We are considering some allocations for local employment but large scale employment is likely to be inappropriate for the AONB
			Q15	<ul style="list-style-type: none"> Narrow roads and bridges. Need wider footpath to Carnforth 	<ul style="list-style-type: none"> Scope for footpath widening noted
			Q23	<ul style="list-style-type: none"> New building will require sewerage updates in Warton. Big flood risk 	<ul style="list-style-type: none"> Flood-risk concerns noted. Infrastructure needs and capacities are under consideration to inform the draft DPD
184	Ms Sylvia Woodhead	Cumbria Geo-Conservation	Q22	<ul style="list-style-type: none"> Mention the Local Geological Sites (LGS) in the AONB, including Limestone Pavement Orders. LGS and LPO to be exclusion criteria 	<ul style="list-style-type: none"> Noted and agreed. These were used as exclusion criteria in the site assessment exercise
185	Mr W John Webb		Q1	<ul style="list-style-type: none"> Agree with definition in para 2.18 of major development 	<ul style="list-style-type: none"> See response to rep 26

Arnside & Silverdale AONB Development Plan Document: Interim Consultation Statement September 2016

No	Name	Organisation	Question /Site Ref	Summary of Comments Received	Officer Response
186	Mr W John Webb		Sites S43/44/46/50/52/56/58/98	<ul style="list-style-type: none"> Object to development of major sites, would have significant landscape impact. Sites 44/52 are on SSSI. Photograph of S58 to show site prone to flooding. All except 43 are beyond village boundary 	<ul style="list-style-type: none"> Sites S44, S58 and S98 are not suitable for development. Site S52 was linked to proposed development on S44 and no development was proposed on S52 itself. Sites S43 and S50 withdrawn Site S46 is not available for development. A small amount of development is proposed on part of Site S56.
			Site S54	<ul style="list-style-type: none"> Site 54 loss of agricultural land 	<ul style="list-style-type: none"> Site undeliverable
			Site S48	<ul style="list-style-type: none"> Site 48 loss of woodland and pavement 	<ul style="list-style-type: none"> Site S48 is not suitable for development.
			Site S55	<ul style="list-style-type: none"> Site 55 beyond village boundary, loss of agricultural land, visually obtrusive 	<ul style="list-style-type: none"> Site S55 is not suitable for development.
187	Mr W John Webb		Site A2	<ul style="list-style-type: none"> Object to development: inappropriate coastline site 	<ul style="list-style-type: none"> Site A2 is not suitable for development.
			Site A97	<ul style="list-style-type: none"> Major development site. Development should relate to conditions when quarrying ceased. Site should remain peaceful. Access difficulties. Wildlife significance 	<ul style="list-style-type: none"> Site A97 is not suitable for development.
188	Mr W John Webb		Q2/3	<ul style="list-style-type: none"> Concern that Housing Needs survey responses may have overstated actual affordable demand. Retain flexible response based on actual demands 	<ul style="list-style-type: none"> AONB Housing Needs Survey (2014) gives a good indication of needs arising in all settlements. Some housing needs may be met outside the AONB if suitable sites are not available within
189	Mr W John Webb		Sites S41/46	<ul style="list-style-type: none"> Some overlap. Question brownfield status of greenhouses on site S41 where only part of site was used in this way. Concern about potential to link with S56 and S58 	<ul style="list-style-type: none"> Sites S41 and S46 are not available for development. A small amount of development is proposed on part of Site S56. Site S58 is not suitable for development.
190	Mr W John Webb		Q12	<ul style="list-style-type: none"> Yes, recreation facilities for young people 	<ul style="list-style-type: none"> Noted
			Q17	<ul style="list-style-type: none"> Current policies should control further caravan expansion, but needs careful monitoring/ implementation 	<ul style="list-style-type: none"> Caravan policy and possible allocations will be informed by evidence including impact assessments
			Q19	<ul style="list-style-type: none"> All existing open space should be preserved. S98 should be developed as open space/nature reserve 	<ul style="list-style-type: none"> Noted. All open space proposals will be considered separately prior to publication of draft DPD

Arnside & Silverdale AONB Development Plan Document: Interim Consultation Statement September 2016

No	Name	Organisation	Question /Site Ref	Summary of Comments Received	Officer Response
			Q22	<ul style="list-style-type: none"> Tension between biodiversity and access. Information boards on key species, disturbance, at car parks 	<ul style="list-style-type: none"> Noted and understood
191	Mr W John Webb		Sites 48/54	<ul style="list-style-type: none"> Continuation of 186 – see above Beyond village boundary, deliverability issues, landscape/visual amenity harm, loss of woodland, limestone pavement 	<ul style="list-style-type: none"> Sites S48 and S54 are not suitable for development.
192	Ms Rachael A Bust	The Coal Authority		<ul style="list-style-type: none"> No comments 	<ul style="list-style-type: none"> Noted
193	Miss Sylvia M Read		Site B32	<ul style="list-style-type: none"> Site is in Beetham Conservation Area, including character of Parsonage Fold (owners responsible for Mill Lane maintenance) and Beetham as a whole. Narrow access, extra traffic hazardous. Flood-risk and drainage concerns. Parsonage Fold forms a natural boundary to the village 	<ul style="list-style-type: none"> Site B32 is not suitable for development.
194	Mr Robert & Mrs Julia Griffin			<ul style="list-style-type: none"> Object to development of land in Silverdale for housing: lack of infrastructure (roads, drainage; not on mains sewerage); concern about loss of rural character; only affordable should be built not luxury homes, sites nearer main towns should be developed first, already a range of properties types and prices on the market 	<ul style="list-style-type: none"> Noted. At this stage, the process has not allocated any sites for development: this will be done based on all available evidence, and relevant assessments
195	Mr Malcolm and Mrs Susan Brown		Sites W87/88/89/95	<ul style="list-style-type: none"> Object to building on southern slopes of the Crag. Would harm character 	<ul style="list-style-type: none"> Sites W87 and W95 are not suitable for development. Parts of Sites W88/W89 are being taken forward for residential development.
			Sites W84/85/86/90	<ul style="list-style-type: none"> Recent worsening of flood-risk on low ground. Open ground provides soakaway for buildings. Roads and parking infrastructure concerns 	<ul style="list-style-type: none"> Site W84 withdrawn Site W85 is not being taken forward for allocation as it already has outline planning consent (15/00847/OUT). Sites W86 and W90 are not suitable for development.
196	Ms S Harrison	Yealand Conyers Parish Council	Q3	<ul style="list-style-type: none"> Use Community Infrastructure Levy (CIL) to develop and maintain public services 	<ul style="list-style-type: none"> CIL is not in use in Lancaster district
			Q5	<ul style="list-style-type: none"> Agree with DPD objectives 	<ul style="list-style-type: none"> Noted

Arnside & Silverdale AONB Development Plan Document: Interim Consultation Statement September 2016

No	Name	Organisation	Question /Site Ref	Summary of Comments Received	Officer Response
			Q7	<ul style="list-style-type: none"> No second homes: new property needs to be easily adaptable 	<ul style="list-style-type: none"> Noted and understood
			Q8	<ul style="list-style-type: none"> Support housing needs survey for small developments of affordable housing (fewer than 10 dwellings) , and service protection 	<ul style="list-style-type: none"> Noted
			Q19	<ul style="list-style-type: none"> All existing public open spaces should be retained 	<ul style="list-style-type: none"> Noted
			Q25	<ul style="list-style-type: none"> Support eco-friendly development with design and materials in keeping with local area 	<ul style="list-style-type: none"> Noted.
			Site Y99	<ul style="list-style-type: none"> Adjacent to a narrow road with poor access. No mains drainage or water/electricity capacity 	<ul style="list-style-type: none"> Consent granted for outbuildings and amended vehicular access (13/00798/FUL) for Site Y99. Any amendments to this consent could more appropriately be dealt with through the Development Management process
197	Mr E W Craker		Introduction 1.6	<ul style="list-style-type: none"> Support brownfield prioritisation 	<ul style="list-style-type: none"> This paragraph reports the principles of the management plan. This needs to be developed in the DPD, and is the subject of discussion in para 5.6 and Q10. Brownfield sites are under consideration for development
			1.7	<ul style="list-style-type: none"> AONB should not be seen as an island 	<ul style="list-style-type: none"> Noted
			1.8	<ul style="list-style-type: none"> It would have been better to examine the AONB first, because it has more constraints 	<ul style="list-style-type: none"> This rep focuses on the constraints of the AONB to identify capacity rather than saying “we want to build x number of house here, where can we put them”. The draft plan will be guided by the capacity of the landscape to accommodate development within the AONB, based on our interpretation of the NPPF, including paragraphs14 (with footnote 9) and 115
			1.11	<ul style="list-style-type: none"> Compare with para 2.6 which indicates a figure of 123 dwellings 	<ul style="list-style-type: none"> Para 2.6 relates to the figure applied by SLDC at the Land Allocations DPD examination. See also paras 3.2 and 5.6
			Q1	<ul style="list-style-type: none"> No development on greenfield sites, but if allowed then limit of 9 dwellings. Counterproductive to limit brownfield sites - judge on a site by site basis 	<ul style="list-style-type: none"> Noted – an interesting idea. The plan will certainly consider sites on a site-by-site basis
			Q2	<ul style="list-style-type: none"> DPD should find sites on brownfield land, including in Carnforth and Milnthorpe 	<ul style="list-style-type: none"> Brownfield sites are under consideration for development. Some housing needs may be met

Arnside & Silverdale AONB Development Plan Document: Interim Consultation Statement September 2016

No	Name	Organisation	Question /Site Ref	Summary of Comments Received	Officer Response
					outside the AONB if suitable sites are not available within
			Q5	<ul style="list-style-type: none"> Para 4.4(2): can facilitate thriving local economy by developing nearby 	<ul style="list-style-type: none"> Noted
			Q6	<ul style="list-style-type: none"> AONB and places nearby should encourage affordable housing in a flexible way 	<ul style="list-style-type: none"> Noted
			Q7	<ul style="list-style-type: none"> Should restrict new housing to sole occupancy 	<ul style="list-style-type: none"> Affordable housing is subject to a local connection restriction. Further evidence will be required to apply restrictions to market housing
			Q8	<ul style="list-style-type: none"> Should promote defined housing types by advice to developers and planning conditions 	<ul style="list-style-type: none"> Noted.
			Q10	<ul style="list-style-type: none"> Prioritise brownfield land. If it runs out in the AONB, seek it in adjacent areas before using greenfield sites in AONB 	<ul style="list-style-type: none"> Brownfield sites are under consideration for development. Some housing needs may be met outside the AONB if suitable sites are not available within
			Q11	<ul style="list-style-type: none"> Aim for 30dw/ha but emphasis on good quality – some relaxation may be appropriate 	<ul style="list-style-type: none"> Some housing needs may be met outside the AONB if suitable sites are not available within. Approach to density based on NPPF para 47
			Q13	<ul style="list-style-type: none"> Remove allocation for employment land on Quarry Lane (greenfield land): road sub-standard, and junction is poor 	<ul style="list-style-type: none"> This land remains allocated in SLDC's 'old' Local Plan until superseded by AONB DPD. However, points noted for assessment consideration
			Q22	<ul style="list-style-type: none"> Protect and conserve by not developing greenfield sites and by developing brownfield sites in a way that enhances biodiversity 	<ul style="list-style-type: none"> Brownfield sites are under consideration for development
			Q23	<ul style="list-style-type: none"> Support use of septic tanks and treatment works if ground conditions allow for soakaway 	<ul style="list-style-type: none"> Noted
			Q26	<ul style="list-style-type: none"> Support Beetham as a Primary Settlement and Sandside/Storth as Secondary. Support Option (vi) 	<ul style="list-style-type: none"> Noted
			Sites B35/81	<ul style="list-style-type: none"> Support use of sites for housing 	<ul style="list-style-type: none"> Sites B35 and B81 are being taken forward for business or mixed-use development.
			Site B38	<ul style="list-style-type: none"> Support use for housing, joining with B81 	<ul style="list-style-type: none"> Site B38 is being taken forward for mixed-use development.
			Sites B79/116	<ul style="list-style-type: none"> Object: greenfield with access difficulties 	<ul style="list-style-type: none"> Sites B79 and 116 are not suitable for development.

Arnsdale & Silverdale AONB Development Plan Document: Interim Consultation Statement September 2016

No	Name	Organisation	Question /Site Ref	Summary of Comments Received	Officer Response
			Site B117	<ul style="list-style-type: none"> Object, but acknowledge that northern part may be brownfield and therefore suitable with B38. Or could be open space alongside development of B81 	<ul style="list-style-type: none"> Site B117 is not suitable for development.
			Q28	<ul style="list-style-type: none"> Sandside Quarry, due to close in 2020. Suitable for employment along with B39 	<ul style="list-style-type: none"> Noted. Not put forward by owners
			Q29	<ul style="list-style-type: none"> No development boundaries: more flexible 	<ul style="list-style-type: none"> Noted
			Q30	<ul style="list-style-type: none"> Support phased approach: better to deal with sites that are not immediately available 	<ul style="list-style-type: none"> Noted. Phasing will be applied as a way of guiding development throughout the plan period
			Q31	<ul style="list-style-type: none"> Don't treat AONB as an island – allow development needs from within to be met outside 	<ul style="list-style-type: none"> Agree. The other way of looking at this is to say that the district as a whole should meet the district needs, leaving the AONB to be assessed primarily in relation to protecting its landscape character and other qualities
198	Dr Peter Fielden		Site B32	<ul style="list-style-type: none"> Object to development. Main concern relates to maintenance liabilities on Mill Lane which are met by residents of Parsonage Fold. Also concerned about loss of open views 	<ul style="list-style-type: none"> Site B32 is not suitable for development.
199	Dr Carol Allen & Dr John Glaister		Sites W84/85/86/90	<ul style="list-style-type: none"> Object: serious flood concerns 	<ul style="list-style-type: none"> Site W84 withdrawn Site W85 is not being taken forward for allocation as it already has outline planning consent (15/00847/OUT) Sites W86 and W90 are not suitable for development.
			Sites W87/88/89/95	<ul style="list-style-type: none"> Object: beneath Warton Crag and would have visual impact; carry water from upland and if developed would increase flood-risk 	<ul style="list-style-type: none"> W87/W95 are not suitable for development. Parts of Sites W88/W89 are being taken forward for residential development.
			Q1	<ul style="list-style-type: none"> Government policy for no building in AONBs 	<ul style="list-style-type: none"> Not true. The Councils are guided by the wording of the NPPF to guide their approach to development in the AONB. Several recent appeals that have allowed large developments in AONBs.
				<ul style="list-style-type: none"> Green belt building for affordable housing/no green belt boundary alterations 	<ul style="list-style-type: none"> There is no designated Green Belt in the AONB

Arnside & Silverdale AONB Development Plan Document: Interim Consultation Statement September 2016

No	Name	Organisation	Question /Site Ref	Summary of Comments Received	Officer Response
			Q2	<ul style="list-style-type: none"> Parish Council assert that housing needs met by planning applications under consideration: question need for further housing 	<ul style="list-style-type: none"> AONB Housing Needs Survey (2014) gives a good indication of needs arising in all settlements. The DPD must plan for 15 years, not just the immediate future
			Q15	<ul style="list-style-type: none"> Serious concerns about traffic congestion in Warton. Inadequate footpath between Warton and Carnforth 	<ul style="list-style-type: none"> Infrastructure needs and capacities are under consideration to inform the draft DPD. Scope for wider footpath
200	Mr HW & Mrs A Parrott [same points as reps.no.163 and 204]		Site B31	<ul style="list-style-type: none"> Object to development on important woodland and habitat; traffic impact; narrow roads; low water pressure No more caravan developments – harm to landscape 	<ul style="list-style-type: none"> Site B31 is not suitable for development.
			Site B73	<ul style="list-style-type: none"> Object to development of landfill site unsuitable for building 	<ul style="list-style-type: none"> Site B73 is not suitable for development.
			Site B74	<ul style="list-style-type: none"> Object to development: increased traffic on narrow road; low water pressure; no services/facilities; no public transport; no footpath to Beetham; woodland and wildlife habitats; no mains drainage; housing too expensive for locals; landscape impact 	<ul style="list-style-type: none"> Site B74 s not suitable for development.
			Site B75	<ul style="list-style-type: none"> Object to development: former quarry; traffic, low water pressure, no services/facilities; housing too expensive for locals; woodland and wildlife habitats, no mains drainage 	<ul style="list-style-type: none"> Site B75 is not suitable for development.
			Site B76	<ul style="list-style-type: none"> Object to development: increased traffic on narrow road; low water pressure; no services/facilities; impact on wood, wildlife and limestone pavement; houses too expensive for local people, landscape impact, restricted access, no mains drainage 	<ul style="list-style-type: none"> Site B76 is not suitable for development.
201	Mrs Ann Kitchen	Bittern Countryside Community Interest Company	Q1	<ul style="list-style-type: none"> Yes, 10 dwellings or 1 acre - and main need is for affordable housing 	<ul style="list-style-type: none"> See response to rep 26
			Q2	<ul style="list-style-type: none"> Yes, affordable housing for workers and those who need to down-size 	<ul style="list-style-type: none"> Noted

Arnside & Silverdale AONB Development Plan Document: Interim Consultation Statement September 2016

No	Name	Organisation	Question /Site Ref	Summary of Comments Received	Officer Response
			Q3	<ul style="list-style-type: none"> None. Pleased that AONB will not just receive a “share” of district housing requirements: that it will be based on proven affordable need 	<ul style="list-style-type: none"> Noted. We do not believe it is necessary to identify an AONB-specific housing requirement. The draft plan will be guided by the capacity of the landscape to accommodate development within the AONB, based on our interpretation of the NPPF, including paragraphs 14 (with footnote 9) and 115. Affordable housing proportions are likely to be guided by need, combined with viability calculations but some housing needs may be met outside the AONB if suitable sites are not available within
			Q4	<ul style="list-style-type: none"> Add that increases in caravan site sizes will risk harming the qualities that visitors come for 	<ul style="list-style-type: none"> Noted, but not an appropriate amendment for the objectives
			Q5	<ul style="list-style-type: none"> Yes 	<ul style="list-style-type: none"> Noted
			Q6	<ul style="list-style-type: none"> Social rented housing (20%), affordable rented housing (20%), starter homes (20%), market housing (40%) 	<ul style="list-style-type: none"> Starter homes are a specific type of housing that has not yet been defined by the Government. We need to know what starter homes are before we can decide how starter homes will relate to this DPD
			Q7	<ul style="list-style-type: none"> Most should be for local occupancy and affordable, but consider LDNP approach 	<ul style="list-style-type: none"> Noted, including reference to LDNP. All affordable housing is subject to a local connection restriction
			Q8	<ul style="list-style-type: none"> All development to be energy efficient and include solar panels and wood-burning stoves 	<ul style="list-style-type: none"> Noted
			Q9	<ul style="list-style-type: none"> AONB small enough to meet within villages 	<ul style="list-style-type: none"> Noted
			Q10	<ul style="list-style-type: none"> Prioritise brownfield and infill sites. Use infill: avoid greenfield sites outside villages, but consider village extensions if appropriate in landscape terms 	<ul style="list-style-type: none"> Brownfield sites are under consideration for development
			Q11	<ul style="list-style-type: none"> Yes. No more than 10 dwellings: no more than 40% of plot developed. Need safe road access and parking 	<ul style="list-style-type: none"> Affordable housing likely to be guided by need, combined with viability calculations
			Q12	<ul style="list-style-type: none"> Consider alongside development shouldn't develop if necessary community infrastructure not present. Car parking at Arnside station 	<ul style="list-style-type: none"> Noted, including site preference

Arnside & Silverdale AONB Development Plan Document: Interim Consultation Statement September 2016

No	Name	Organisation	Question /Site Ref	Summary of Comments Received	Officer Response
			Q13	<ul style="list-style-type: none"> Several brownfield sites including Travis Perkins [B81] and Sandside Quarry after quarrying ends. Favour small workshops 	<ul style="list-style-type: none"> Noted
			Q14	<ul style="list-style-type: none"> Services should underground. Concern about mobile signal coverage (mast-sharing?). Wind and solar should be limited to single properties 	<ul style="list-style-type: none"> Noted
			Q15	<ul style="list-style-type: none"> Narrow roads full of cars in summer; could provide more passing places and improved sightlines. Need better bus system 	<ul style="list-style-type: none"> Infrastructure needs and capacities are under consideration to inform the draft DPD. Services point is important but services are not fully under the control of the planning process: plan aims to protect and enhance services
			Q16	<ul style="list-style-type: none"> Arnside station: favour A22. Silverdale too 	<ul style="list-style-type: none"> Locations noted
			Q17	<ul style="list-style-type: none"> No new or expanded caravan sites in AONB 	<ul style="list-style-type: none"> Caravan policy and possible allocations will be informed by evidence including impact assessments
			Q18	<ul style="list-style-type: none"> Yes 	<ul style="list-style-type: none"> Noted
			Q19	<ul style="list-style-type: none"> No 	<ul style="list-style-type: none"> Noted
			Q20	<ul style="list-style-type: none"> Site A2: important habitat for wildlife Site A7: development would be a blot on the landscape Site A12 (excluding A11): spectacular views Site A17: on village edge with no footpaths Part of Site A26: permissive path to Carr Bank, should not be developed Should add Dobshall Wood and Crossfield Wood as open space Site S43: potential for open space alongside bowling green and play area Site S44: avoid impact on tarn and landscape Site S50: major development site and landscape impact if developed Site S52: popular footpath across open grazing 	<ul style="list-style-type: none"> Sites S43 and S50 withdrawn Noted
			Q21	<ul style="list-style-type: none"> No development permitted that impacts on landscape, seascape, coastal features, wildlife corridors etc 	<ul style="list-style-type: none"> Noted, although this may be moderated by the extent to which impacts may be mitigated
			Q22	<ul style="list-style-type: none"> Highlight SSSIs and encourage protection 	<ul style="list-style-type: none"> Noted and agreed

Arnside & Silverdale AONB Development Plan Document: Interim Consultation Statement September 2016

No	Name	Organisation	Question /Site Ref	Summary of Comments Received	Officer Response
			Q23	<ul style="list-style-type: none"> Discourage development in areas not on mains sewerage unless own sewage treatment facility provided 	<ul style="list-style-type: none"> Noted
			Q24	<ul style="list-style-type: none"> Support further designation and management of conservation areas, would like to see management of Arnside Tower and Beetham Hall 	<ul style="list-style-type: none"> Noted
			Q25	<ul style="list-style-type: none"> Fit with existing buildings and landscape; use renewable energy and energy conservation. Social housing should have play areas, outside drying areas, storage and car parking 	<ul style="list-style-type: none"> Noted
			Q26	<ul style="list-style-type: none"> Favour option (v) 	<ul style="list-style-type: none"> Noted
			Site S47	<ul style="list-style-type: none"> Steeply sloping, attractive break in frontage 	<ul style="list-style-type: none"> Consent granted for residential development on Site S47 (13/00085/FUL).
			Site S48	<ul style="list-style-type: none"> Problematic access and impact on NT land 	<ul style="list-style-type: none"> Site S48 is not suitable for development.
			Site S56	<ul style="list-style-type: none"> Scale of development is too large: could support smaller scheme is case for low cost housing is proven 	<ul style="list-style-type: none"> A small amount of development is proposed on part of Site S56.
			Site S58	<ul style="list-style-type: none"> Object to development of large, attractive open site 	<ul style="list-style-type: none"> Site S58 is not suitable for development.
			Q28	<ul style="list-style-type: none"> No 	<ul style="list-style-type: none"> Noted
			Q29	<ul style="list-style-type: none"> Favour flexible approach, but could use "development edges" where it is determined there is a clear edge that should not be breached as at St John's Avenue in Silverdale 	<ul style="list-style-type: none"> Noted
			Q30	<ul style="list-style-type: none"> Favour three 5-year horizons to manage development appropriately 	<ul style="list-style-type: none"> Noted. Phasing will be applied as a way of guiding development throughout the plan period
			Q31	<ul style="list-style-type: none"> Promote plan as a Neighbourhood Plan by the AONB Joint Parish Committee. This would enable greater participation of local people and would save money 	<ul style="list-style-type: none"> This has been considered. The AONB DPD is in scale very similar to a Neighbourhood Plan, but is being prepared by the two councils who have resolved to lead the process. Public participation has been extremely high for this type of plan APPT had considered doing a NP but favoured this approach once it was agreed to do an AONB plan

Arnside & Silverdale AONB Development Plan Document: Interim Consultation Statement September 2016

No	Name	Organisation	Question /Site Ref	Summary of Comments Received	Officer Response
202	Mr KE & Mrs A Kitchen		Q1	<ul style="list-style-type: none"> Development more than 8 dwellings/1 acre 	<ul style="list-style-type: none"> See response to rep 26
			Q2	<ul style="list-style-type: none"> Yes, affordable housing for workers and those who need easy access 	<ul style="list-style-type: none"> Noted
			Q3	<ul style="list-style-type: none"> None 	<ul style="list-style-type: none"> Noted
			Q4	<ul style="list-style-type: none"> Add that increases in caravan site sizes will risk harming the qualities that visitors come for. Second homes remove stock of starter homes 	<ul style="list-style-type: none"> Caravan policy and possible allocations will be informed by evidence including impact assessments
			Q5	<ul style="list-style-type: none"> Yes 	<ul style="list-style-type: none"> Noted
			Q6	<ul style="list-style-type: none"> Equal proportions of social rented, affordable rented, starter homes and more expensive 	<ul style="list-style-type: none"> Noted
			Q7	<ul style="list-style-type: none"> Most should be for local occupancy and affordable 	<ul style="list-style-type: none"> Noted. All affordable housing is subject to a local connection restriction. More evidence is needed about local occupancy/second homes in the market housing sector
			Q8	<ul style="list-style-type: none"> All development to be energy efficient and include solar panels and woodburning stoves 	<ul style="list-style-type: none"> Noted
			Q9	<ul style="list-style-type: none"> AONB small enough to meet within villages 	<ul style="list-style-type: none"> Noted
			Q10	<ul style="list-style-type: none"> Prioritise brownfield and infill sites. Use infill: avoid greenfield sites outside villages 	<ul style="list-style-type: none"> Brownfield sites are under consideration for development
			Q11	<ul style="list-style-type: none"> Yes. No more than 8 dwellings: no more than 40% of plot developed, retaining rest as open. Private gardens or communal play areas should be provided. Need safe road access and parking 	<ul style="list-style-type: none"> Noted
			Q12	<ul style="list-style-type: none"> Consider alongside development shouldn't develop if necessary community infrastructure not present. Car parking at Arnside station, pavement on Silverdale Rd 	<ul style="list-style-type: none"> Noted
			Q13	<ul style="list-style-type: none"> Develop sites A25/27 but not all of A26 	<ul style="list-style-type: none"> Noted.
			Q14	<ul style="list-style-type: none"> Services should underground. Concern about mobile signal coverage (mast-sharing?). No large wind turbines, but favour solar panels 	<ul style="list-style-type: none"> Noted
			Q15	<ul style="list-style-type: none"> Narrow roads full of cars in summer. Need better bus system and airport connectivity 	<ul style="list-style-type: none"> Infrastructure needs and capacities are under consideration to inform the draft DPD
			Q16	<ul style="list-style-type: none"> Arnside station: favour A22. Silverdale too 	<ul style="list-style-type: none"> Locations noted

Arnside & Silverdale AONB Development Plan Document: Interim Consultation Statement September 2016

No	Name	Organisation	Question /Site Ref	Summary of Comments Received	Officer Response
			Q17	<ul style="list-style-type: none"> No new or expanded caravan sites in AONB 	<ul style="list-style-type: none"> Caravan policy and possible allocations will be informed by evidence including impact assessments
			Q18	<ul style="list-style-type: none"> Yes 	<ul style="list-style-type: none"> Noted
			Q19	<ul style="list-style-type: none"> No 	<ul style="list-style-type: none"> Noted
			Q20	<ul style="list-style-type: none"> Site A2: important habitat for wildlife Site A7: development would be a blot on the landscape Site A12 (excluding A11): spectacular views Site A17: on village edge with no footpaths; part may be suitable for cemetery Part of Site A26: avoid development on permissive path to Carr Bank and retain access from Sandside Road Should add Dobshall Wood and Crossfield Wood as open space 	<ul style="list-style-type: none"> Sites A2, A7 and A17 are not suitable for development. A small amount of development is proposed on part of Site A12 (A11). Sites A25/26/27 are being taken forward for mixed-use development. All open space proposals will be considered separately prior to publication of draft DPD
			Q21	<ul style="list-style-type: none"> No development permitted that impacts on landscape, seascape, coastal features, wildlife corridors etc 	<ul style="list-style-type: none"> Noted. The Site assessment considers these impacts, policies in DPD will do same for windfall developments
			Q22	<ul style="list-style-type: none"> Highlight SSSIs and encourage protection 	<ul style="list-style-type: none"> Noted and agreed
			Q23	<ul style="list-style-type: none"> No development without mains drainage 	<ul style="list-style-type: none"> Noted and understood
			Q24	<ul style="list-style-type: none"> No reason for Arnside to be a development area: sufficient protection already 	<ul style="list-style-type: none"> We assume this comment relates to the proposed conservation area for Arnside. A consultation on the proposal to designate Arnside as a conservation area is being held in May / June 2016
			Q25	<ul style="list-style-type: none"> Fit with existing buildings and landscape; use renewable energy and energy conservation. Social housing should have play areas, outside drying areas, storage and car parking 	<ul style="list-style-type: none"> Noted
			Q26	<ul style="list-style-type: none"> Favour option (v) 	<ul style="list-style-type: none"> Noted
			Q27	<ul style="list-style-type: none"> Develop A11 for easy access retirement bungalows, not social housing 	<ul style="list-style-type: none"> Noted. This site will be subject to assessments for development (because it has been put forward) and for open space (because it is currently designated as such)
			Q28	<ul style="list-style-type: none"> No 	<ul style="list-style-type: none"> Noted

Arnside & Silverdale AONB Development Plan Document: Interim Consultation Statement September 2016

No	Name	Organisation	Question /Site Ref	Summary of Comments Received	Officer Response
			Q29	<ul style="list-style-type: none"> No 	<ul style="list-style-type: none"> Noted
			Q30	<ul style="list-style-type: none"> No comment 	<ul style="list-style-type: none"> Noted
			Q31	<ul style="list-style-type: none"> No 	<ul style="list-style-type: none"> Noted
203	Mr KE & Mrs A Kitchen		Sites A13/17	<ul style="list-style-type: none"> Woodland. Part could be suitable for cemetery extension. Not suitable for building 	<ul style="list-style-type: none"> Sites A13 and A17 are not suitable for development.
204	Drs J & K Edwards [same points as rep. nos. 163 and 200]		Site B31	<ul style="list-style-type: none"> Object to development on important woodland and habitat; traffic impact; narrow roads; low water pressure No more caravan developments – harm to landscape 	<ul style="list-style-type: none"> Site B31 is not suitable for development.
			Site B73	<ul style="list-style-type: none"> Object to development of landfill site unsuitable for building 	<ul style="list-style-type: none"> Site B73 is not suitable for development.
			Site B74	<ul style="list-style-type: none"> Object to development: increased traffic on narrow road; low water pressure; no services/facilities; no public transport; no footpath to Beetham; woodland and wildlife habitats; no mains drainage; housing too expensive for locals; landscape impact 	<ul style="list-style-type: none"> Site B74 is not suitable for development.
			Site B75	<ul style="list-style-type: none"> Object to development: former quarry; traffic, low water pressure, no services/facilities; housing too expensive for locals; woodland and wildlife habitats, no mains drainage 	<ul style="list-style-type: none"> Site B75 is not suitable for development.
			Site B76	<ul style="list-style-type: none"> Object to development: increased traffic on narrow road; low water pressure; no services/facilities; impact on wood, wildlife and limestone pavement; houses too expensive for local people, landscape impact, restricted access, no mains drainage 	<ul style="list-style-type: none"> Site B76 is not suitable for development.
205	Mr Chris Saxon		Sites W87/88/89/92/93/95	<ul style="list-style-type: none"> Object to development: loss of views and setting; more traffic; harm to wildlife 	<ul style="list-style-type: none"> Parts of Sites W88/W89 are being taken forward for residential development. Sites W87/92/93/95 are not suitable for development.
206	Mr David Alexander		Background	<ul style="list-style-type: none"> Plan should indicate how climate change will impact on land management “climate proofing” 	<ul style="list-style-type: none"> There is some scope for this in the DPD and the Sustainability Appraisal

Arnside & Silverdale AONB Development Plan Document: Interim Consultation Statement September 2016

No	Name	Organisation	Question /Site Ref	Summary of Comments Received	Officer Response
			Q1	<ul style="list-style-type: none"> Provide guidance on major development, but that impacts can differ according to character areas and criteria in para 1.3 	<ul style="list-style-type: none"> See response to rep 26
			Q2	<ul style="list-style-type: none"> Map housing needs and brownfield land to inform development policies 	<ul style="list-style-type: none"> Housing needs are expressed quantitatively not spatially. Brownfield sites are under consideration for development
			Q3	<ul style="list-style-type: none"> Schedule of infrastructure requirements and costs: relate to evidence of development trends 	<ul style="list-style-type: none"> Agreed. Infrastructure needs and capacities are under consideration to inform the draft DPD
			Q4	<ul style="list-style-type: none"> Support vision, but consider including “communities of interest” from supportive visitors. New development should <u>enhance</u> not just protect landscape character. Need to support services 	<ul style="list-style-type: none"> Noted. We will consider these suggestions
			Q5	<ul style="list-style-type: none"> Yes 	<ul style="list-style-type: none"> Noted
			Q6	<ul style="list-style-type: none"> Yes, working with parish councils and others 	<ul style="list-style-type: none"> Noted
			Q7	<ul style="list-style-type: none"> Yes but depends on scale and nature of problem with second homes 	<ul style="list-style-type: none"> Noted: evidence required
			Q8	<ul style="list-style-type: none"> Accommodate a more mixed community profile – building more homes aimed at the elderly might reinforce the imbalance 	<ul style="list-style-type: none"> Noted
			Q9	<ul style="list-style-type: none"> Draw up a hierarchy of sites for needed development within the brownfield register 	<ul style="list-style-type: none"> Noted. Brownfield sites are under consideration for development, although few in number within the AONB
			Q10	<ul style="list-style-type: none"> Brownfield priority using brownfield register 	<ul style="list-style-type: none"> Brownfield sites are under consideration for development
			Q11	<ul style="list-style-type: none"> Develop density guidelines, which may vary throughout AONB and depending in dwelling type 	<ul style="list-style-type: none"> Approach to density based on NPPF para 47
			Q12	<ul style="list-style-type: none"> Set out local authority powers and controls over key infrastructure features 	<ul style="list-style-type: none"> Noted, although more and more infrastructure is being taken out of government or local government control
			Q13	<ul style="list-style-type: none"> Support re-use of existing buildings (e.g. B36) 	<ul style="list-style-type: none"> Noted. We will consider policies that will help facilitate new uses for old buildings where appropriate

Arnside & Silverdale AONB Development Plan Document: Interim Consultation Statement September 2016

No	Name	Organisation	Question /Site Ref	Summary of Comments Received	Officer Response
			Q14	<ul style="list-style-type: none"> Support faster mobile connections, and small scale renewable / low carbon schemes. No fracking 	<ul style="list-style-type: none"> Noted
			Q15	<ul style="list-style-type: none"> Promote development hubs to reduce need to travel; promote Furness Line, with better services and parking at both stations. Access RSPB by rail 	<ul style="list-style-type: none"> Noted, including site suggestion. Infrastructure needs and capacities are under consideration to inform the draft DPD
			Q16	<ul style="list-style-type: none"> Extra car parking at both stations 	<ul style="list-style-type: none"> Locations noted
			Q17	<ul style="list-style-type: none"> Depends on existing sites and distribution, but general presumption against more caravans 	<ul style="list-style-type: none"> Caravan policy and possible allocations will be informed by evidence including impact assessments
			Q18	<ul style="list-style-type: none"> Yes: DPD must strengthen protection and enhancement of open spaces. 	<ul style="list-style-type: none"> Noted and agreed
			Q20	<ul style="list-style-type: none"> Summerhouse Hill, Leighton Hall 	<ul style="list-style-type: none"> Location noted
			Q21	<ul style="list-style-type: none"> Assess against landscape criteria 	<ul style="list-style-type: none"> Noted
			Q22	<ul style="list-style-type: none"> Close collaboration with key organisations 	<ul style="list-style-type: none"> Noted
			Q23	<ul style="list-style-type: none"> Keep development away from flood-risk areas 	<ul style="list-style-type: none"> Noted and agreed
			Q24	<ul style="list-style-type: none"> Effective implementation and enforcement. Supports compilation of local list and conservation area work 	<ul style="list-style-type: none"> Noted
			Q25	<ul style="list-style-type: none"> Commend recent NT publication on AONBs 	<ul style="list-style-type: none"> Noted
			Q26	<ul style="list-style-type: none"> Support planning for necessary development on the right sites: sustainability principles suggested against which development should be judged. Also develop nearby at Carnforth/Milnthorpe 	<ul style="list-style-type: none"> Noted. We are guided by the definitions and text contained in the <i>Introduction</i> and <i>Achieving Sustainable Development</i> sections of the NPPF. Some housing needs may be met outside the AONB if suitable sites are not available within
			Sandside	<ul style="list-style-type: none"> Brownfield sites, but flooding issues 	<ul style="list-style-type: none"> Noted
			Site A2	<ul style="list-style-type: none"> Isolated site should remain open 	<ul style="list-style-type: none"> Site A2 is not suitable for development.
			Sites A21/23/59/60/61/62/63/64/65/66/67/68/69	<ul style="list-style-type: none"> Important open sites, should remain 	<ul style="list-style-type: none"> Noted
			Site A22/25/26	<ul style="list-style-type: none"> A22 should only be used for railway car park failing an opportunity to include one in A25/26. Otherwise it should remain as open space 	<ul style="list-style-type: none"> Site A22 is not suitable for development.
			Site A97	<ul style="list-style-type: none"> Difficult access 	<ul style="list-style-type: none"> Site A97 is not suitable for development.

Arnside & Silverdale AONB Development Plan Document: Interim Consultation Statement September 2016

No	Name	Organisation	Question /Site Ref	Summary of Comments Received	Officer Response
			Site Y103	<ul style="list-style-type: none"> Retain open land between Yealand Conyers and Yealand Redmayne 	<ul style="list-style-type: none"> Site Y103 is not suitable for development.
			Sites B73/74/75/76	<ul style="list-style-type: none"> Unsustainable location, focus instead on Beetham 	<ul style="list-style-type: none"> Sites B73, B74, B75 and B76 are not suitable for development.
			Site S43	<ul style="list-style-type: none"> Important part of local settlement pattern 	<ul style="list-style-type: none"> Site withdrawn
			Site S70	<ul style="list-style-type: none"> Develop as station car park 	<ul style="list-style-type: none"> Site S70 is being taken forward for mixed-use development.
			Q29	<ul style="list-style-type: none"> Useful to have guidance on development boundaries but no substitute for detailed boundaries on a plot by plot basis 	<ul style="list-style-type: none"> Noted
			Q30	<ul style="list-style-type: none"> Support phasing and monitoring every 5 years 	<ul style="list-style-type: none"> Noted. Phasing will be applied as a way of guiding development throughout the plan period
207	Mr W Burrow	Ms Sarah Fishwick	Site S50	<ul style="list-style-type: none"> Letter from owner withdrawing site S50 from consideration 	<ul style="list-style-type: none"> Site withdrawn
208	Mr A & Mrs ME Gregory [same points as rep.no.160]		Sites Y101/102	<ul style="list-style-type: none"> Object to development: concerns for traffic and road safety; unsustainable locations; remote from infrastructure; urbanising impact on landscape Impact on gap between Yealand Redmayne and Yealand Storrs 	<ul style="list-style-type: none"> Sites Y101 and Y102 are not suitable for development.
209	Mr Alan Riseborough		Sites W87/88/89/92/93/96	<ul style="list-style-type: none"> Object to development on green field sites. Develop brownfield first infrastructure and service problems; flood-risk, new houses standing empty 	<ul style="list-style-type: none"> Sites W87, W92 and W93 are not suitable for development. Parts of Sites W88/W89 are being taken forward for residential development. Site W96 could more appropriately dealt with through the Development Management process.
210	Mr Robin Higgens		Sites Y99/100/101/102/103	<ul style="list-style-type: none"> Object to development in Yealands: narrow road; loss of character; expensive local building materials 	<ul style="list-style-type: none"> Consent granted for outbuildings and amended vehicular access (13/00798/FUL) for Site Y99. Any amendments to this consent could more appropriately be dealt with through the Development Management process. Site Y100 withdrawn. Sites Y101, 102 and 103 are not suitable for development.
211	Mr Michael & Mrs Dianne Henderson		Sites W87/ 88/89/90/92/93/96	<ul style="list-style-type: none"> Object to development in Warton: traffic and road safety concerns; harm to rural life 	<ul style="list-style-type: none"> Sites W87, W90, W92 and W93 are not suitable for development.

Arnside & Silverdale AONB Development Plan Document: Interim Consultation Statement September 2016

No	Name	Organisation	Question /Site Ref	Summary of Comments Received	Officer Response
					<ul style="list-style-type: none"> Parts of Sites W88/W89 are being taken forward for residential development.
212	Ms Susan Hadden		Q6	<ul style="list-style-type: none"> Demand for recent affordable housing in Silverdale was limited 	<ul style="list-style-type: none"> Noted, but AONB Housing Needs Survey (2014) gives a good indication of needs arising in all settlements
			Q27	<ul style="list-style-type: none"> Concern about/objection to development sites in Silverdale: visual impact; harm to views; impact on footpaths; effect on adjoining homes, lack of jobs locally meaning more travel (table of observations supplied) – small clusters of discreet, well-hidden homes might be appropriate 	<ul style="list-style-type: none"> Noted. All these factors will be considered in assessing site suggestions
			Sites S54/56	<ul style="list-style-type: none"> Support development of these sites as discreet 	<ul style="list-style-type: none"> Site S54 is unsuitable for development A small amount of development is proposed on part of Site S56.
213	Ms Laura Middleton [see also rep.no. 41]		Q23	<ul style="list-style-type: none"> Importance of bedrock porosity around Cove Road and Bleasdale School (Parkins & Partners Report: Steve Williamson at LCC). 	<ul style="list-style-type: none"> Noted.
214	Ms Patricia Wilkinson		Sites W87/88/ 89/90/92/93/96	<ul style="list-style-type: none"> Object to development in Warton: traffic and road safety concerns; serious flood-risk 	<ul style="list-style-type: none"> Sites W87, W90, W92 and W93 are not suitable for development. Part of Sites W88/W89 is being taken forward for residential development. Site W96 could more appropriately dealt with through the Development Management process.
215	Ms Brenda Collins		Site Y100	<ul style="list-style-type: none"> Object to development: new owner has no plans for development. No rights of access to develop land from Silverdale Road (covenant issue): access would be through The Meadows. Adverse impact on landscape and ecology (hay meadows). No mains drainage: flood-risk 	<ul style="list-style-type: none"> Awaiting confirmation of owner's intentions (but will assume not available if no reply) Site Y100 withdrawn.
216	Mr David Player		Q23	<ul style="list-style-type: none"> No development before mains drainage provided 	<ul style="list-style-type: none"> Infrastructure needs and capacities are under consideration to inform the draft DPD
217	Mr MP & Mrs SC Lawson		Sites W87/88/ 89/90/92/93/96	<ul style="list-style-type: none"> Object to development in Warton: traffic and road safety concerns; prioritise brownfield sites; housing available locally for sale 	<ul style="list-style-type: none"> Sites W87, W90, W92 and W93 are not suitable for development. Parts of Sites W88/W89 are being taken forward for residential development.

Arnside & Silverdale AONB Development Plan Document: Interim Consultation Statement September 2016

No	Name	Organisation	Question /Site Ref	Summary of Comments Received	Officer Response
					<ul style="list-style-type: none"> Site W96 could more appropriately dealt with through the Development Management process.
218	Mr Joel Hockey		Sites W87/ 88/ 89/90/92/93/96	<ul style="list-style-type: none"> Object to development in Warton: harm to environment and rural life 	<ul style="list-style-type: none"> Sites W87, W90, W92 and W93 are not suitable for development. Parts of Sites W88/W89 are being taken forward for residential development. Site W96 could more appropriately dealt with through the Development Management process.
219	Ms Charlotte Pinder		Sites W87/88/ 89/92/93/96	<ul style="list-style-type: none"> Object to development in Warton: traffic and road safety concerns; serious flood-risk; impact on environment; services shortcomings 	<ul style="list-style-type: none"> Sites W87, W92 and W93 are not suitable for development. Parts of Sites W88/W89 are being taken forward for residential development. Site W96 could more appropriately dealt with through the Development Management process.
220	Mr John & Mrs Sue Mellor		Site B79	<ul style="list-style-type: none"> Object to development: narrow road and road safety concerns; flooding; valued open space. Better to develop a smaller site from Quarry Lane 	<ul style="list-style-type: none"> Site B79 is not suitable for development.
221	Mr Pete Mc Sweeney	Arnside Parish Plan Trust/ Arnside Parish Council	Q1	<ul style="list-style-type: none"> Yes, broadly support definition. Exceptions could be made on larger brownfield sites, such as Travis Perkins. Avoid piecemeal development of larger sites – how can development creep be prevented i.e. someone building one development of 0.5 ha and then applying to build another next to it? 	<ul style="list-style-type: none"> See response to rep 26. Cumulative development point noted
			Q2	<ul style="list-style-type: none"> Yes, acknowledging backlog. Market housing may be suitable on brownfield sites to bring forward affordable properties. New housing survey every 5 years 	<ul style="list-style-type: none"> Noted, but some housing needs may be met outside the AONB if suitable sites are not available within. Acknowledge re-survey point
			Q4	<ul style="list-style-type: none"> Yes 	<ul style="list-style-type: none"> Noted
			Q5	<ul style="list-style-type: none"> Yes: develop and encourage sustainable transport 	<ul style="list-style-type: none"> Noted
			Q6	<ul style="list-style-type: none"> All development should be for affordable housing and local occupation. Case by case approach, not a fixed ratio 	<ul style="list-style-type: none"> AONB Housing Needs Survey (2014) gives a good indication of needs arising in all settlements. Affordable housing likely to be guided by need, combined with viability calculations. All affordable housing is subject to a local connection restriction

Arnside & Silverdale AONB Development Plan Document: Interim Consultation Statement September 2016

No	Name	Organisation	Question /Site Ref	Summary of Comments Received	Officer Response
				<ul style="list-style-type: none"> Define 'affordable' 	<ul style="list-style-type: none"> Affordable Housing definitions contained in NPPF Glossary (see also local definition in SLDC Core Strategy)
			Q7	<ul style="list-style-type: none"> Consider local occupancy housing only but may need to say "a high proportion" of housing should be for local people 	<ul style="list-style-type: none"> Caution that 'a high proportion' will leave open to interpretation as to what constitutes 'high'. All affordable housing is subject to a local connection restriction
			Q8	<ul style="list-style-type: none"> Small well insulated units that are cheap to run Concentrate on housing need survey results and affordables 	<ul style="list-style-type: none"> Noted
			Q9	<ul style="list-style-type: none"> Brownfield sites and converted outbuildings Existing farm buildings could be converted 	<ul style="list-style-type: none"> Noted
			Q10	<ul style="list-style-type: none"> Yes, prioritise but not appropriate to set a target. Councils should use CPO powers to deliver 	<ul style="list-style-type: none"> Noted. Brownfield sites are under consideration for development
			Q11	<ul style="list-style-type: none"> Yes, maximum 50% development of each plot: space for off-road parking 1.5 spaces per unit 	<ul style="list-style-type: none"> Noted. Are local parking standards required?
			Q12	<ul style="list-style-type: none"> More space required in Arnside and Silverdale and more parking space required in Arnside 	<ul style="list-style-type: none"> Not sure what they mean by 'more space'
			Q13	<ul style="list-style-type: none"> Crossfield Boat Yard for employment; Telephone Exchange mixed use; Station Yard car parking, commercial and housing 	<ul style="list-style-type: none"> Locations noted
			Q14	<ul style="list-style-type: none"> Solar panels, triple glazing, cavity wall insulation, loft insulation. No large wind turbines or solar farms impacting on views 	<ul style="list-style-type: none"> Noted
			Q15	<ul style="list-style-type: none"> Development only if existing infrastructure can support it. Extra health and bus services. Maintain train services 	<ul style="list-style-type: none"> Noted. Infrastructure needs and capacities are under consideration to inform the draft DPD
			Q16	<ul style="list-style-type: none"> Yes, Arnside station 	<ul style="list-style-type: none"> Location noted
			Q17	<ul style="list-style-type: none"> No new sites: minor extensions within footprint 	<ul style="list-style-type: none"> Caravan policy and possible allocations will be informed by evidence including impact assessments
			Q18	<ul style="list-style-type: none"> Yes 	<ul style="list-style-type: none"> Noted
			Q19	<ul style="list-style-type: none"> No 	<ul style="list-style-type: none"> Noted
			Q20	<ul style="list-style-type: none"> Dobshall Wood, owned by Woodland Trust 	<ul style="list-style-type: none"> Locations noted, but open space policies are designed to protect land within the built up areas

Arnside & Silverdale AONB Development Plan Document: Interim Consultation Statement September 2016

No	Name	Organisation	Question /Site Ref	Summary of Comments Received	Officer Response
					from development. Unlikely to be required to protect open countryside
			Q21	<ul style="list-style-type: none"> Take AONB Unit views into account, together with policies and guidance in the DPD 	<ul style="list-style-type: none"> Noted and agreed
			Q22	<ul style="list-style-type: none"> Important to take advice from AONB Unit, set appropriate policies in DPD 	<ul style="list-style-type: none"> Noted and agreed
			Q23	<ul style="list-style-type: none"> Septic tanks seem to work in Silverdale. Bedrock issues; manage overflows 	<ul style="list-style-type: none"> Noted – some in Silverdale would dispute the effectiveness of their septic tanks
			Q24	<ul style="list-style-type: none"> Use HER and listed building protection 	<ul style="list-style-type: none"> Noted
			Q25	<ul style="list-style-type: none"> Take AONB Unit views into account: use local materials. Create Design Guide or appoint a Design Panel 	<ul style="list-style-type: none"> Noted. Design guide could be referenced in the draft DPD and drawn up subsequently, subject to resource availability
			Q26	<ul style="list-style-type: none"> (iv) and (vi) 	<ul style="list-style-type: none"> Noted
			Q28	<ul style="list-style-type: none"> No 	<ul style="list-style-type: none"> Noted
			Q29	<ul style="list-style-type: none"> Yes, all AONB settlements 	<ul style="list-style-type: none"> Noted
			Q30	<ul style="list-style-type: none"> 33% every 5 years. Go to next phase only after previous one fully occupied and if need still exists 	<ul style="list-style-type: none"> Noted, although it is unlikely that the progress from one phase to the next can be as precise as this
			Q31	<ul style="list-style-type: none"> Better public transport between Arnside and Silverdale; limitations in health service provision in Arnside; funding for public WCs in Arnside 	<ul style="list-style-type: none"> Infrastructure needs and capacities are under consideration to inform the draft DPD. Funding noted to be a concern
			Sites A1/3/4/10/20/21/23/30	<ul style="list-style-type: none"> Support open space 	<ul style="list-style-type: none"> All except Site A21 are being protected as Open Space of Key Settlement Landscape. Site A21 is National Trust land – open countryside, already protected by virtue of ownership.
			Sites A2/7/18	<ul style="list-style-type: none"> Object to development: favour open space 	<ul style="list-style-type: none"> Sites A2, A17, A18 are not suitable for development.
			Site A5	<ul style="list-style-type: none"> Support development on upper level only 	<ul style="list-style-type: none"> Site A5 is not suitable for development.
			Site A6	<ul style="list-style-type: none"> Support development of brownfield site 	<ul style="list-style-type: none"> Site A6 is being taken forward for residential development.
			Sites A7/107	<ul style="list-style-type: none"> Object to development 	<ul style="list-style-type: none"> Sites A7 and A107 are not suitable for development.
			Site A8	<ul style="list-style-type: none"> Support possible low density development 	<ul style="list-style-type: none"> A small amount of development is proposed on part of Site A8.

Arnside & Silverdale AONB Development Plan Document: Interim Consultation Statement September 2016

No	Name	Organisation	Question /Site Ref	Summary of Comments Received	Officer Response
			Sites A11/12	<ul style="list-style-type: none"> Support development of A11 only 	<ul style="list-style-type: none"> Site A11 is being taken forward for residential development. A small amount of development is proposed on part of Site A12 (A11).
			Site A13	<ul style="list-style-type: none"> Support open space or cemetery extension 	<ul style="list-style-type: none"> Site A13 is not suitable for development.
			A14	<ul style="list-style-type: none"> Support but only for 2-3 units 	<ul style="list-style-type: none"> Site A14 is not available for development.
			Site A15	<ul style="list-style-type: none"> APPT: Object to development: favour open space APC: Scope for small development on part of site adjoining Parkside Drive 	<ul style="list-style-type: none"> Site A15 is not suitable for development.
			Site A17	<ul style="list-style-type: none"> Object to development: favour open space or cemetery extension 	<ul style="list-style-type: none"> Site A17 is not suitable for development.
			Site A19	<ul style="list-style-type: none"> Object to development: no access 	<ul style="list-style-type: none"> Site S19 is not suitable for development.
			Site A22	<ul style="list-style-type: none"> Support development of a car park only 	<ul style="list-style-type: none"> Site A22 is not suitable for development.
			Site A24	<ul style="list-style-type: none"> Could support partial development, subject to the details proposed 	<ul style="list-style-type: none"> Site A24 is not suitable for development.
			Sites A25/26/27/28/29/105	<ul style="list-style-type: none"> Support development 	<ul style="list-style-type: none"> Sites A25/26/27 are being taken forward for mixed-use development. Site A28 is not available for development. Sites A29 and 105 could more appropriately be dealt with through the Development Management process.
			Site A97	<ul style="list-style-type: none"> Support for recreation/tourism 	<ul style="list-style-type: none"> Site A97 is not suitable for development.
			Site A106	<ul style="list-style-type: none"> Not yet: possible long term site 	<ul style="list-style-type: none"> Site A106 is not suitable for development.
222	Ms Angela Simpson	Hanover Housing	Site A22	<ul style="list-style-type: none"> Object to parking proposal: field floods regularly; noise impact on residents 	<ul style="list-style-type: none"> Site A22 is not suitable for development.
			Site A24	<ul style="list-style-type: none"> Object to development: impact on neighbouring property. Flood-risk and impact on salt pans. No access available on Ashleigh Road - private 	<ul style="list-style-type: none"> Site A24 is not suitable for development.
223	Mr JR Tyson		Sites W87/ 88/ 89/90/92/93/96	<ul style="list-style-type: none"> Object to development in Warton: traffic and road safety concerns; prioritise brownfield sites; serious flooding issues 	<ul style="list-style-type: none"> Sites W87, W90, W92 and W93 are not suitable for development. Parts of Sites W88/W89 are being taken forward for residential development. Site W96 could more appropriately dealt with through the Development Management process.

Arnside & Silverdale AONB Development Plan Document: Interim Consultation Statement September 2016

No	Name	Organisation	Question /Site Ref	Summary of Comments Received	Officer Response
224	Ms Kate Grimshaw	Lancashire County Council Estates	Site S54	<ul style="list-style-type: none"> Part of the site will be required for school expansion; remainder could be made available for residential development 	<ul style="list-style-type: none"> Site undeliverable for housing development. May be scope for school expansion or playing field expansion, subject to details
225	Mr JW Stokes		Sites Y101/102	<ul style="list-style-type: none"> Object to development: concern about extra traffic on narrow roads; impact on village looks. Y100 best option for the Yealands 	<ul style="list-style-type: none"> Sites Y101 and Y102 are not suitable for development.
226	Mr Alan Hubbard	The National Trust	Introduction	<ul style="list-style-type: none"> Support reasons for the DPD. These should be incorporated into final DPD 	<ul style="list-style-type: none"> Noted and agreed
			Background	<ul style="list-style-type: none"> Include reference to the statutory purposes of the AONB as stated in the CROW Act 2000, and its statutory duties in respect of planning 	<ul style="list-style-type: none"> Noted and agreed (but see para 1.4 of the Issues & Options Discussion Paper)
			Background	<ul style="list-style-type: none"> Discussion Paper should include direct reference to the SLDC Planning Inspector's report (quoted), in respect of environmental considerations and smaller sites. Expect to see that plan is landscape character led: capacity of the landscape to accommodate new development. Argues that meeting OAN does not apply in AONBs (NPPF para 14, footnote 9): this confirms that needs based approach is not the appropriate starting point for the DPD. 	<ul style="list-style-type: none"> Planning Inspector's report is relevant to the process but need not be referred to in the DPD The draft plan will be guided by the capacity of the landscape to accommodate development within the AONB, based on our interpretation of the NPPF, including paragraphs 14 (with footnote 9) and 115 Agree that it is necessary to identify an AONB-specific housing requirement, and that footnote 9 qualifies the need to meet the OAN in the AONB
			Q1	<ul style="list-style-type: none"> Important that concept of major development is properly addressed, based on Landscape and Seascape Character Assessment and AONB special qualities: ref NPPF 116 and NPPG 005 	<ul style="list-style-type: none"> See response to rep 26
			Q2	<ul style="list-style-type: none"> OAN does not need to be met in the AONB, could be met outside 	<ul style="list-style-type: none"> Agree. We do not believe it is necessary to identify an AONB-specific housing requirement. Some housing needs may be met outside the AONB if suitable sites are not available within
			Q3	<ul style="list-style-type: none"> Likely infrastructure requirements could confirm that OAN should not be met in the AONB. Also use Landscape and Seascape Character Assessment, AONB Special Qualities, Landscape Capacity 	<ul style="list-style-type: none"> Noted. Infrastructure needs and capacities are under consideration to inform the draft DPD

Arnsdale & Silverdale AONB Development Plan Document: Interim Consultation Statement September 2016

No	Name	Organisation	Question /Site Ref	Summary of Comments Received	Officer Response
			Q4	<ul style="list-style-type: none"> Suggested re-wording of supplementary vision statement (text provided) 	<ul style="list-style-type: none"> Noted. Revised wording will be considered
			Q5	<ul style="list-style-type: none"> Suggested re-wording of Objective (3) (text provided) 	<ul style="list-style-type: none"> Noted. Revised wording will be considered
			Para 5.4	<ul style="list-style-type: none"> Over-arching policy required in AONB Plan to deal with the approach to development: ref LDNPA and PDNPA Core Strategy Policies. Stress importance of AONB Management Plan. Reference to district-wide approach misleading 	<ul style="list-style-type: none"> Noted. This is already referenced in the Issues & Options Discussion Paper (eg para 1.6 and 4.1/2)
			Q5	<ul style="list-style-type: none"> Needs to be informed by landscape capacity 	<ul style="list-style-type: none"> Agreed. The draft plan will be guided by the capacity of the landscape to accommodate development within the AONB, based on our interpretation of the NPPF, including paragraphs 14 (with footnote 9) and 115
			Q6	<ul style="list-style-type: none"> AONB-specific approach required: expect % will be higher than elsewhere in either district 	<ul style="list-style-type: none"> Affordable housing likely to be guided by need, combined with viability calculations
			Q7	<ul style="list-style-type: none"> Yes. Need to review impact of holiday homes/second homes and whether policies should control conversion of new dwellings to second homes/holiday accommodation 	<ul style="list-style-type: none"> Noted
			Q8	<ul style="list-style-type: none"> Closely match priority needs to housing mix and sizes 	<ul style="list-style-type: none"> Noted
			Q9	<ul style="list-style-type: none"> Needs an AONB-specific approach, based on the special nature of the landscapes/seascapes 	<ul style="list-style-type: none"> Noted
			Q10	<ul style="list-style-type: none"> Brownfield would provide better opportunities: prioritise brownfield sites within settlements, but with cross-reference to special qualities. 	<ul style="list-style-type: none"> Brownfield sites are under consideration for development
			Q11	<ul style="list-style-type: none"> Normal minimum density plus special qualities 	<ul style="list-style-type: none"> Approach to density based on NPPF para 47
			Q12/13	<ul style="list-style-type: none"> Only where need identified and where special qualities not compromised 	<ul style="list-style-type: none"> Noted
			Q14	<ul style="list-style-type: none"> Support Lancaster's DM19 approach, but more detail to relate to special qualities of the AONB Certain types/sizes would constitute major development 	<ul style="list-style-type: none"> Noted Agreed

Arnside & Silverdale AONB Development Plan Document: Interim Consultation Statement September 2016

No	Name	Organisation	Question /Site Ref	Summary of Comments Received	Officer Response
			Q15	<ul style="list-style-type: none"> Approach based on reducing the need to travel: suitable parking at key locations including stations, and co-ordinated public transport 	<ul style="list-style-type: none"> Noted
			Q16	<ul style="list-style-type: none"> No particular locations. Suitable parking places including for bikes at transport hubs should be considered 	<ul style="list-style-type: none"> Noted
			Q17	<ul style="list-style-type: none"> Bespoke solution relative to the special qualities of the AONB. Some scope for improved or essential ancillary facilities to enhance existing sites. 	<ul style="list-style-type: none"> Caravan policy and possible allocations will be informed by evidence including impact assessments. Enhancement of existing sites needs consideration
			Q18	<ul style="list-style-type: none"> Yes but should add coastal locations/seascape 	<ul style="list-style-type: none"> Noted
			Q19	<ul style="list-style-type: none"> No 	
			Q20	<ul style="list-style-type: none"> Further work required to identify other potential sites for designation as important open space – ensure existing green spaces identified 	<ul style="list-style-type: none"> All open space proposals will be considered separately prior to the publication of draft DPD. Open space policies are designed to protect land within the built up areas from development. Unlikely to be required to protect open countryside
			Q22	<ul style="list-style-type: none"> More specific approach required based on the AONB Management Plan. Policies should be prepared for each of the AONB special qualities that relate to biodiversity or geodiversity. 	<ul style="list-style-type: none"> Noted. This may too detailed but will be considered
			Q23	<ul style="list-style-type: none"> Concern about suitability of “hard” coastal defences in the AONB (detailed advice). Implications for drainage and special qualities – techniques to address issues need to be appropriate for AONB 	<ul style="list-style-type: none"> Helpful comments noted
			Q24	<ul style="list-style-type: none"> Policies need to relate to the special qualities of the AONB’s historic assets and distinctive settlements 	<ul style="list-style-type: none"> Noted and agreed
			Q25	<ul style="list-style-type: none"> Base policy on AONB character assessments, but also consider AONB specific design guide for new development 	<ul style="list-style-type: none"> Noted. This may be too detailed but will be considered. The DPD is likely to contain design policies, so it will not be necessary to prepare a separate design guide
			Para 6.11	<ul style="list-style-type: none"> Call for sites is the wrong starting point for assessment of development in the AONB. Should be landscape and capacity led. Stress 	<ul style="list-style-type: none"> The draft plan will be guided by the capacity of the landscape to accommodate development within the AONB, based on our interpretation of the

Arnside & Silverdale AONB Development Plan Document: Interim Consultation Statement September 2016

No	Name	Organisation	Question /Site Ref	Summary of Comments Received	Officer Response
				need to give greater weight to environmental considerations, small sites and to dismiss those questioned by the SLDC planning inspector	NPPF, including paragraphs 14 (with footnote 9) and 115. Call for sites is a necessary way of helping to discover available/achievable sites. Our job is to assess the suitability of those sites against a wide range of criteria led by landscape capacity. All sites under consideration against standard criteria
			A15 & S61	<ul style="list-style-type: none"> Support open space designation at A15. Modify Open Space proposal at S61 to exclude Bank House Farm and NT office 	<ul style="list-style-type: none"> Noted, including proposed modification of site boundary. Site A15 is not suitable for development. Site S61 is National Trust land – open countryside, already protected by virtue of ownership.
			Sites A2/5/6/7/12/17/18/19/24/97	<ul style="list-style-type: none"> Object to development of these SLDC sites: would have adverse impacts on AONB qualities. 	<ul style="list-style-type: none"> Sites A2, A7, A17, A18, A19, A24 and A97 are not suitable for development. Site A5 is not being taken forward as the site is currently being dealt with through the Development Management process. Site A6 is being taken forward for residential development. A small amount of development is proposed on part of Site A12 (A11).
			Sites S41/43/44/45/46/47/48/50/52/53/54/55/58/98	<ul style="list-style-type: none"> Object to development of these Lancaster sites: would have adverse impacts on AONB qualities. Site A54 access not suitable within land shown – site not deliverable 	<ul style="list-style-type: none"> Sites S41 and S46 are not available for development. Site S44, S48, S54, S55, S58, S98 are not suitable for development. Sites S43 and S50 withdrawn S52 was linked to proposed development on S44 and no development was proposed on S52 itself. Site S45 could be more appropriately dealt with through the Development Management process. Consent granted for residential development on Site S47 (13/00085/FUL). Site S53 is not available for development.
			Site S51	<ul style="list-style-type: none"> Previous assessment for a single dwelling 	<ul style="list-style-type: none"> Site S51 is not suitable for development.

Arnside & Silverdale AONB Development Plan Document: Interim Consultation Statement September 2016

No	Name	Organisation	Question /Site Ref	Summary of Comments Received	Officer Response
			Q28	<ul style="list-style-type: none"> Anticipate further open space suggestions/allocations 	<ul style="list-style-type: none"> Yes, more site suggestions made. All open space proposals will be considered separately prior to publication of draft DPD
			Q29	<ul style="list-style-type: none"> Support settlement boundaries, based on response to Q26, but for primary and secondary settlements 	<ul style="list-style-type: none"> Noted
			Q30	<ul style="list-style-type: none"> Support phased approach, with prioritisation of brown field sites. Need more information on infrastructure availability and provision 	<ul style="list-style-type: none"> Noted. Phasing will be applied as a way of guiding development throughout the plan period
227	Mr Warren Hilton	Highways England	Q2	<ul style="list-style-type: none"> Agreed cross-boundary approach required for housing requirements, based on update of housing needs survey to cover plan period 	<ul style="list-style-type: none"> Noted, but housing requirement will not be calculated for the AONB
			Q3	<ul style="list-style-type: none"> DfT Circular 02/2013 should be considered and applied in preparation of AONB DPD. Infrastructure requirements to be included in the councils' IDPs 	<ul style="list-style-type: none"> Noted
			Q4	<ul style="list-style-type: none"> Supports supplementary vision in AONB DPD, which should be supported by evidence including potential impacts on Strategic Route Network (SRN) 	<ul style="list-style-type: none"> Noted. Scale and location of development in the AONB most unlikely to have a measurable impact on the SRN
			Q5	<ul style="list-style-type: none"> Supports objectives, 	<ul style="list-style-type: none"> Noted
			Q15	<ul style="list-style-type: none"> New transport policy required for AONB DPD as district approaches may not be appropriate, informed by evidence base impact of site development on the SRN 	<ul style="list-style-type: none"> Disagree. Scale and location of development in the AONB most unlikely to have a measurable impact on the SRN
			Q16	<ul style="list-style-type: none"> Parking assessment required to identify need and demand for parking in the AONB 	<ul style="list-style-type: none"> Noted. Some new evidence required in areas of high parking demand/restricted supply
			Q26	<ul style="list-style-type: none"> Favour option (v) 	<ul style="list-style-type: none"> Noted
			Q30	<ul style="list-style-type: none"> Could (a) identify sites for development in three five-year periods, or (b) set criteria to be fulfilled before sites come forward for development. A blend of these approaches is likely to be appropriate, depending on evidence. IDPs should support spatial strategy for DPD 	<ul style="list-style-type: none"> Noted. Phasing will be applied as a way of guiding development throughout the plan period
228	Ms Janet Baguley	Natural England	Para 1.11	<ul style="list-style-type: none"> Whole plan requires a HRA, not just sites 	<ul style="list-style-type: none"> Agreed, draft plan will correct this

Arnside & Silverdale AONB Development Plan Document: Interim Consultation Statement September 2016

No	Name	Organisation	Question /Site Ref	Summary of Comments Received	Officer Response
			Para 3.1	<ul style="list-style-type: none"> Specific advice on ecological networks to ensure land of least environmental value is chosen for development: reference to Local Nature Partnerships; Priority Habitats and Species; Local Biodiversity Action Plans; Morecambe Bay NIA and relevant Shoreline Management Plan 	<ul style="list-style-type: none"> Agreed. All potential development sites that overlap a biodiversity designation have been excluded from further consideration. Sites that have passed the exclusion tests and are under consideration for allocation will be subject to a specific biodiversity assessment
			Q4	<ul style="list-style-type: none"> Strengthen vision by more emphasis on designated environmental assets, aiming for net gains in biodiversity 	<ul style="list-style-type: none"> Majority of the vision is already approved as part of the AONB Management Plan. May be scope to reflect this point in the DPD policies
			Q5	<ul style="list-style-type: none"> Include protection and enhancement of designated sites, biodiversity and geodiversity. More detail of "special qualities" and reference to the coast 	<ul style="list-style-type: none"> This information is already contained in the AONB Management Plan
			Q10/11	<ul style="list-style-type: none"> Avoid development in areas of high environmental value, evidenced through SA/HRA. Support use of brownfield provided it has been ecologically assessed as low value 	<ul style="list-style-type: none"> Agree
			Q18	<ul style="list-style-type: none"> Include orchards and remnant orchards in criteria in para 5/29. Ensure open space is included in new developments to prevent extra recreational pressure on designated sites 	<ul style="list-style-type: none"> Noted. Designated orchards will be protected
			Q21	<ul style="list-style-type: none"> Development proposals in AONB need to be accompanied by a LVIA 	<ul style="list-style-type: none"> Agree. Site suggestions are also being assessed for their landscape qualities
			Q22	<ul style="list-style-type: none"> Evidence should relate to priority species and habitats, including potential areas of enhancement. Key linkages and diversity 	<ul style="list-style-type: none"> Noted and agreed
			Q23	<ul style="list-style-type: none"> Lack of rural sewerage is a major issue and a DPD priority: need for enforcement and better monitoring, and better design standards- bespoke solution may be needed 	<ul style="list-style-type: none"> Noted and agreed
			Q25	<ul style="list-style-type: none"> Examples of design for nature and landscape character: nest sites; use of appropriate local planting species in landscaping; use of local energy sources such as wood burners 	<ul style="list-style-type: none"> Noted
			Q26	<ul style="list-style-type: none"> Settlements should have internal viability and non-independent mobility 	<ul style="list-style-type: none"> Noted

Arnside & Silverdale AONB Development Plan Document: Interim Consultation Statement September 2016

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			Site A2	<ul style="list-style-type: none"> Object: directly adjoins Morecambe Bay SSSI/SAC/SPA 	<ul style="list-style-type: none"> Site A2 is not suitable for development.
			Site A7	<ul style="list-style-type: none"> Object: adjacent to Red Hills Pasture LWS and close to Arnside Knott SSSI 	<ul style="list-style-type: none"> Site A7 is not suitable for development.
			Site A15	<ul style="list-style-type: none"> Object: adjacent to Red Hills Wood LWS 	<ul style="list-style-type: none"> Site A15 is not suitable for development.
			Site A17	<ul style="list-style-type: none"> Object: partly within Hagg Wood LWS 	<ul style="list-style-type: none"> Site A17 is not suitable for development.
			Sites A26/27	<ul style="list-style-type: none"> Object: adjacent to Morecambe Bay SSSI and potential pollution of watercourses 	<ul style="list-style-type: none"> Sites A25/26/27 are being taken forward for mixed-use development.
			Site A97	<ul style="list-style-type: none"> Object: adjoins Eaves Wood SSSI and Middlebarrow Wood LWS 	<ul style="list-style-type: none"> Site A97 is not suitable for development.
			Site B31	<ul style="list-style-type: none"> Object: within Major Woods LWS and close to Marble Quarry SSSI (wooded pavement) 	<ul style="list-style-type: none"> Site B31 is not suitable for development.
			Site B33	<ul style="list-style-type: none"> Object: adjacent to Hale Moss Caves SSSI 	<ul style="list-style-type: none"> Site B33 is not suitable for development.
			Sites B36/37	<ul style="list-style-type: none"> Object: within part of Crow Wood LWS 	<ul style="list-style-type: none"> Site B36 has been withdrawn. Site B37 is not suitable for development.
			Site B73	<ul style="list-style-type: none"> Object: surrounded by Marble Quarry SSSI. Limestone pavement within site 	<ul style="list-style-type: none"> Site B73 is not suitable for development.
			Site B74	<ul style="list-style-type: none"> Object: adjacent to Underlaid Wood SSSI and within Limestone Pavement Order site 	<ul style="list-style-type: none"> Site B74 is not suitable for development.
			Site B76	<ul style="list-style-type: none"> Object: partly within LPO site 	<ul style="list-style-type: none"> Site B76 is not suitable for development.
			Site B81	<ul style="list-style-type: none"> Object: adjacent to Haverbrook Bank LWS and LPO site 	<ul style="list-style-type: none"> Site B81 is being taken forward for mixed- use development (business and car parking).
			Site S44	<ul style="list-style-type: none"> Object: within Hawes Water SSSI 	<ul style="list-style-type: none"> S44 is not suitable for development.
			Site S48	<ul style="list-style-type: none"> Object: part within Woodwell BHS 	<ul style="list-style-type: none"> Site S48 is not suitable for development.
			Site S52	<ul style="list-style-type: none"> Object: adjacent to Trowbarrow Quarry LPO site and BHS, and close to Hawes Water SSSI 	<ul style="list-style-type: none"> Site S52 was linked to proposed development on S44 and no development was proposed on S52 itself.
			Site S98	<ul style="list-style-type: none"> Object: within Sixteen Buoys BHS 	<ul style="list-style-type: none"> Site S98 is not suitable for development.
			Site W83	<ul style="list-style-type: none"> Object: close to Warton Crag SSSI; next to Warton Crag BHS and LPO site 	<ul style="list-style-type: none"> Site W83 is not suitable for development.
			Sustainability Appraisal	<ul style="list-style-type: none"> Support recommended changes to the SA vision (para 2.1.1) 	<ul style="list-style-type: none"> Noted
229	Mr Jeremy Sutton	RSPB	Q1	<ul style="list-style-type: none"> DPD should define major development using SI 2010 No 2184 	<ul style="list-style-type: none"> See response to rep 26
			Q4/5	<ul style="list-style-type: none"> Agree with vision and objectives 	<ul style="list-style-type: none"> Noted

Arnside & Silverdale AONB Development Plan Document: Interim Consultation Statement September 2016

No	Name	Organisation	Question /Site Ref	Summary of Comments Received	Officer Response
			Q10	<ul style="list-style-type: none"> Note some brownfield sites benefit wildlife, including A97 (breeding peregrines). Surveys required before blanket designations 	<ul style="list-style-type: none"> Noted and agreed. Brownfield sites are under consideration for development
			Q14	<ul style="list-style-type: none"> Support mix of renewable energies to meet government renewable target of 15% by 2020. Large scale energy contrary to NPPF para116 DPD should include policies for small scale renewables such as solar panels 	<ul style="list-style-type: none"> All noted
			Q18	<ul style="list-style-type: none"> Agree 	<ul style="list-style-type: none"> Noted
			Q19	<ul style="list-style-type: none"> Do not understand why NT land is identified, because it already benefits from inalienable declarations 	<ul style="list-style-type: none"> Open space policies are designed to protect land within the built up areas from development. Unlikely to be required to protect NT land in open countryside
			Q20	<ul style="list-style-type: none"> Several potential development sites have a habitat linkage/green corridor role (see Q27 responses) 	<ul style="list-style-type: none"> Noted (green corridors have wider role than just habitat connectivity)
			Q22	<ul style="list-style-type: none"> Concern about site suggestions identified for development: many are vital greenspaces, some with statutory designations which should be exempt. Enhancement of biodiversity should be a requirement on all sites 	<ul style="list-style-type: none"> The site suggestions are the result of a 'Call for Sites' process designed to help ensure that as many sites as possible were considered in order to select the most appropriate sites. At this stage the process has not allocated any sites for development: this will be done based on all available evidence, and relevant assessments. Any site considered potentially suitable for development will be subject to a biodiversity assessment.
			Q23	<ul style="list-style-type: none"> Development in Silverdale could have impact on water quality and on water dependent habitats. DPD should contain policies relating to drainage and groundwater quality: concern about septic tank leakage and maintenance. DPD should contain SuDS policies 	<ul style="list-style-type: none"> Noted. Infrastructure needs and capacities are under consideration to inform the draft DPD
			Site A2	<ul style="list-style-type: none"> Object: SSSI/SAC/Ramsar/SPA 	<ul style="list-style-type: none"> Site A2 is not suitable for development.
			Site A3	<ul style="list-style-type: none"> Object: key green corridor 	<ul style="list-style-type: none"> This site is proposed as open space
			Site A4	<ul style="list-style-type: none"> Object: key green corridor 	<ul style="list-style-type: none"> This site is proposed as open space
			Site A7	<ul style="list-style-type: none"> Object: key green corridor and priority habitat 	<ul style="list-style-type: none"> Site A7 is not suitable for development.

Arnside & Silverdale AONB Development Plan Document: Interim Consultation Statement September 2016

No	Name	Organisation	Question /Site Ref	Summary of Comments Received	Officer Response
			Site A8	<ul style="list-style-type: none"> Object: key green corridor 	<ul style="list-style-type: none"> A small amount of development is proposed on part of Site A8.
			Site A11/12	<ul style="list-style-type: none"> Object: key green corridor 	<ul style="list-style-type: none"> Site A11 is being taken forward for residential development. A small amount of development is proposed on part of Site A12 (A11).
			Site A13	<ul style="list-style-type: none"> Object: Hagg Wood 	<ul style="list-style-type: none"> Site A13 is not suitable for development.
			Site A15	<ul style="list-style-type: none"> Object: key green corridor 	<ul style="list-style-type: none"> Site A15 is not suitable for development.
			Site A17	<ul style="list-style-type: none"> Object: Hagg Wood and priority habitat 	<ul style="list-style-type: none"> Site A17 is not suitable for development.
			Sites A18/19	<ul style="list-style-type: none"> Object: key green corridors 	<ul style="list-style-type: none"> Sites A18 and A19 are not suitable for development.
			Site A21	<ul style="list-style-type: none"> Object: Red Hills Pasture and priority habitat 	<ul style="list-style-type: none"> National Trust Land – Open countryside, already protected by virtue of ownership.
			Sites A22/23/24	<ul style="list-style-type: none"> Object: key green corridor 	<ul style="list-style-type: none"> Site A22 is not suitable for development.
			Site A97	<ul style="list-style-type: none"> Object: priority habitat 	<ul style="list-style-type: none"> Site A97 is not suitable for development.
			Site A30	<ul style="list-style-type: none"> Object: priority habitat 	<ul style="list-style-type: none"> Site A30 is not suitable for development.
			Site B31	<ul style="list-style-type: none"> Object: LPO, Major Woods and priority habitat 	<ul style="list-style-type: none"> Site B31 is not suitable for development.
			Site B33	<ul style="list-style-type: none"> Object: Hale Moss and priority habitat 	<ul style="list-style-type: none"> Site B33 is not suitable for development.
			Sites B36/37	<ul style="list-style-type: none"> Object: Crow Wood and priority habitat 	<ul style="list-style-type: none"> Site B36 withdrawn. Site B37 is not suitable for development.
			Sites B39/40	<ul style="list-style-type: none"> Object: priority habitat 	<ul style="list-style-type: none"> Sites B39 and B40 are not suitable for development.
			Site B73	<ul style="list-style-type: none"> Object: SAC/SSSI/LPO 	<ul style="list-style-type: none"> Site B73 is not suitable for development.
			Site B74	<ul style="list-style-type: none"> Object: LPO 	<ul style="list-style-type: none"> Site B74 is not suitable for development.
			Site B75	<ul style="list-style-type: none"> Object: priority habitat 	<ul style="list-style-type: none"> Site B75 is not suitable for development.
			Site B76	<ul style="list-style-type: none"> Object: LPO 	<ul style="list-style-type: none"> Site B76 is not suitable for development.
			Sites S41/43/46/47/48/54	<ul style="list-style-type: none"> Object: key green corridor 	<ul style="list-style-type: none"> Sites S41 and S46 are not available for development. Site S43 withdrawn. Consent granted for residential development on Site S47 (13/00085/FUL). Sites S48 and S54 are not suitable for development.
			Site S44	<ul style="list-style-type: none"> Object: SAC/SSSI, priority habitat 	<ul style="list-style-type: none"> Site S44 is not suitable for development.

Arnside & Silverdale AONB Development Plan Document: Interim Consultation Statement September 2016

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			Sites W84/85/86/90	<ul style="list-style-type: none"> Object: priority habitat 	<ul style="list-style-type: none"> Site W84 withdrawn. Site W85 is not being taken forward for allocation as it already has outline planning consent (15/00847/OUT). Sites W86 and W90 are not suitable for development.
			Q31	<ul style="list-style-type: none"> Importance of breeding swifts in AONB, need to make provision for nesting in new development through DPD requirement. Enhancements also for bats, swallows, barn owls: example of Exeter SPD. Suggested policy wording submitted 	<ul style="list-style-type: none"> Noted. All potential development sites that overlap a biodiversity designation have been excluded from further consideration. Sites that have passed the exclusion tests and are under consideration for allocation will be subject to a specific biodiversity assessment. Policy wording will be considered
230	Mr Philip Hardcastle		Site W92	<ul style="list-style-type: none"> Support residential development (used site suggestion form) 	<ul style="list-style-type: none"> Sites W92/93 are not suitable for development.
231	Mr Andrew Tait	Steven Abbott Associates/ Russell Armer Ltd	Para 1.1	<ul style="list-style-type: none"> DPD will be used to aid delivery of policies and allocations in the AONB 	<ul style="list-style-type: none"> Noted
			Para 1.6	<ul style="list-style-type: none"> Principle of accommodating market housing need should be included, based on housing needs survey report for Arnside. Limited number of brownfield sites in AONB, so delivery of housing to meet need will need to go beyond brownfield availability. Need to develop housing for younger age groups to help maintain service viability 	<ul style="list-style-type: none"> The draft plan will be guided by the capacity of the landscape to accommodate development within the AONB, based on our interpretation of the NPPF, including paragraphs 14 (with footnote 9) and 115. Some housing needs may be met outside the AONB if suitable sites are not available within
			Para 2.9	<ul style="list-style-type: none"> Concern that plan is introducing a local occupancy approach 	<ul style="list-style-type: none"> This is a discussion paper not a draft policy document: question 7 covers this point in a specific and transparent manner. All affordable housing is subject to a local connection restriction
			Para 2.17	<ul style="list-style-type: none"> SLDC do not have a 5 year housing land supply by the Sedgefield method and the AONB must be part of the 5 year supply of housing, one of the exceptional circumstances in NPPF 116 	<ul style="list-style-type: none"> The draft plan will be guided by the capacity of the landscape to accommodate development within the AONB, based on our interpretation of the NPPF, including paragraphs 14 (with footnote 9) and 115 (note also that para 116 applies to <i>planning applications</i> for major developments in designated areas). The AONB will be part of the

Arnside & Silverdale AONB Development Plan Document: Interim Consultation Statement September 2016

No	Name	Organisation	Question /Site Ref	Summary of Comments Received	Officer Response
					two Councils' Housing Land Supply, but on terms that relate to the capacity of the landscape, not general housing needs: these will be met elsewhere in the districts
			Q1	<ul style="list-style-type: none"> Major development should be considered case by case 	<ul style="list-style-type: none"> See response to rep 26
			Q2	<ul style="list-style-type: none"> Housing delivery must be for 15 years and include market housing to facilitate affordable and starter homes. Consult estate agents 	<ul style="list-style-type: none"> Noted. Affordable housing likely to be guided by need, combined with viability calculations. Any market housing provision will derive from site viability assessments, and will not be the main driver of development
			Q3	<ul style="list-style-type: none"> Seek evidence from estate agents. Evidence of downsizing 	<ul style="list-style-type: none"> Noted
			Q4	<ul style="list-style-type: none"> Support supplementary vision, but favour greater emphasis on sustainable community needs and population growth 	<ul style="list-style-type: none"> Disagree that the AONB requires population growth. The draft plan will be guided by the capacity of the landscape to accommodate development within the AONB, based on our interpretation of the NPPF, including paragraphs 14 (with footnote 9) and 115. Population growth will be directed to unconstrained sites outside the protected landscape.
			Q5	<ul style="list-style-type: none"> Objective 3 should ensure development meets more than local needs 	<ul style="list-style-type: none"> Some housing needs may be met outside the AONB if suitable sites are not available within
			Q6	<ul style="list-style-type: none"> Affordable housing % already calculated in district-wide DPDs. Important that flexibility applied in respect of viability 	<ul style="list-style-type: none"> Affordable housing likely to be guided by need, combined with viability calculations
			Q7	<ul style="list-style-type: none"> No: local occupancy policies have not worked in national parks 	<ul style="list-style-type: none"> All affordable housing is subject to a local connection restriction
			Q8	<ul style="list-style-type: none"> Must consider open market housing to refresh the working age population 	<ul style="list-style-type: none"> The Housing Needs Survey has identified needs including those for working age families and younger people/first time buyers – affordable housing will be needs led
			Q11	<ul style="list-style-type: none"> No density guidance: already many constraints in the AONB. More important to aid flexibility 	<ul style="list-style-type: none"> Approach to density based on NPPF para 47

Arnside & Silverdale AONB Development Plan Document: Interim Consultation Statement September 2016

No	Name	Organisation	Question /Site Ref	Summary of Comments Received	Officer Response
			Q12	<ul style="list-style-type: none"> Object: CIL in SLDC is already affecting viability of some sites, especially brownfield and conversions 	<ul style="list-style-type: none"> Noted
			Q14	<ul style="list-style-type: none"> Existing development plan policies suffice, but plans no longer require energy development from housing. Building Regs deal with energy efficiency ratings 	<ul style="list-style-type: none"> Any policy developed on this topic will relate to delivering renewable energy in an appropriate way and not placing requirements on new development to incorporate renewables or energy efficiency over and above building regulations
			Q16	<ul style="list-style-type: none"> Owners of Site S22 willing to develop land for parking as part of a wider development of Sites A23/24 	<ul style="list-style-type: none"> Noted
			Q18-20	<ul style="list-style-type: none"> Commend site A15 as being more suitable for development than open space 	<ul style="list-style-type: none"> Noted
			Q21	<ul style="list-style-type: none"> Case by case, based on DPD policies 	<ul style="list-style-type: none"> Noted
			Q22	<ul style="list-style-type: none"> Expect DPD to contain general policy on bio and geodiversity 	<ul style="list-style-type: none"> Noted
			Q23	<ul style="list-style-type: none"> No need for any different approach to drainage technicalities in the AONB than elsewhere 	<ul style="list-style-type: none"> Noted
			Q25	<ul style="list-style-type: none"> Apply Core Strategy policies: unsure what design features would be protected 	<ul style="list-style-type: none"> Noted
			Q26	<ul style="list-style-type: none"> Favour options (i) or (ii) 	<ul style="list-style-type: none"> Noted
			Q29	<ul style="list-style-type: none"> Prefer no development boundaries: on merits. Would allow development of brownfield sites outside development boundaries 	<ul style="list-style-type: none"> Noted
			Q30	<ul style="list-style-type: none"> Concerns about brownfield first strategy, contrary to NPPF. No need to phase development 	<ul style="list-style-type: none"> Noted. Brownfield sites are under consideration for development. Phasing will be applied as a way of guiding development throughout the plan period
			Site A2	<ul style="list-style-type: none"> Site is open and sensitive, flooding concerns 	<ul style="list-style-type: none"> Site A2 is not suitable for development.
			Site A5	<ul style="list-style-type: none"> Difficult to develop without removing existing buildings 	<ul style="list-style-type: none"> Site A5 is not suitable for development.
			Site A6	<ul style="list-style-type: none"> Existing garage uses: access difficulties 	<ul style="list-style-type: none"> Site A6 is being taken forward for residential development.
			Site A8	<ul style="list-style-type: none"> Owned by neighbour: unsure how much is actually deliverable for housing 	<ul style="list-style-type: none"> A small amount of development is proposed on part of this Site A8.

Arnside & Silverdale AONB Development Plan Document: Interim Consultation Statement September 2016

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			Site A11	<ul style="list-style-type: none"> Eastern edge is highly visible in the landscape 	<ul style="list-style-type: none"> Site A11 is being taken forward for residential development.
			Site A14	<ul style="list-style-type: none"> Limited site configuration 	<ul style="list-style-type: none"> Site is not available.
			Site A15	<ul style="list-style-type: none"> Within settlement, suitable for development. Integrate with protection of A30 	<ul style="list-style-type: none"> Site A15 is not suitable for development.
			Site A17	<ul style="list-style-type: none"> Compromise setting of cemetery as well as further expansion. Awkward access, poorly related to Arnside 	<ul style="list-style-type: none"> Site A17 is not suitable for development.
			Sites A18/19	<ul style="list-style-type: none"> Hill site highly visible from the east, impact on AONB statutory purposes 	<ul style="list-style-type: none"> Sites A18 and 19 are not suitable for development.
			Site A24	<ul style="list-style-type: none"> Sustainable site close to Arnside, could enable car parking and landscaped open space 	<ul style="list-style-type: none"> Site A24 is not suitable for development.
			Site A25	<ul style="list-style-type: none"> Support inclusion of sustainable site 	<ul style="list-style-type: none"> Sites A25/26/27 are being taken forward for mixed-use development.
			Site A26	<ul style="list-style-type: none"> Flood-risk, access concerns. Little developer interest 	<ul style="list-style-type: none"> Sites A25/26/27 are being taken forward for mixed-use development.
			A27	<ul style="list-style-type: none"> Suitable for development, close to services and railway station 	<ul style="list-style-type: none"> Sites A25/26/27 are being taken forward for mixed-use development.
			Site A28	<ul style="list-style-type: none"> Unaware that the telephone exchange is redundant 	<ul style="list-style-type: none"> Site A28 is not available.
			Site A29	<ul style="list-style-type: none"> Small brownfield site, unlikely to deliver any affordable housing 	<ul style="list-style-type: none"> Site A29 could more appropriately be dealt with through the Development Management process.
			Site A106	<ul style="list-style-type: none"> Landscape impact and beyond the defensible settlement boundary 	<ul style="list-style-type: none"> Site A106 is not suitable for development.
232	Mr David & Mrs Ann Shuttleworth		Sites W92/93/95	<ul style="list-style-type: none"> Object to development: inadequate local services; no local employment; houses for sale; flood-risk 	<ul style="list-style-type: none"> Noted. Sites W92/93/95 are not suitable for development.
233	Mr P Alderson & Ms L Stubbs		Sites W87/88/89/92/93/95	<ul style="list-style-type: none"> Object to development: devalue property and loss of view. Flood-risk, traffic problems 	<ul style="list-style-type: none"> Noted. Sites W87, W92, W93 and W95 are not suitable for development. Parts of Sites W88/W89 are being taken forward for residential development.
234	Mr Jeremy Pickup	Environment Agency	Q23	<ul style="list-style-type: none"> Private sewage treatment infrastructure is likely to be adequate for the scale of housing development envisaged in the AONB. However, for Silverdale the current requirement for higher than average standard sewage 	<ul style="list-style-type: none"> Noted and agreed. Infrastructure needs and capacities are under consideration to inform the draft DPD

Arnside & Silverdale AONB Development Plan Document: Interim Consultation Statement September 2016

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				treatment (dated 28 April 2015) will need to be continued to mitigate against impacts on vulnerable groundwater. Standards should be incorporated into DPD policy (wording supplied)	
235	Mr P Barnes		Sites W85/86	<ul style="list-style-type: none"> Unsuitable for development: flood-risk; 	<ul style="list-style-type: none"> Site W85 is not being taken forward for allocation as it already has outline planning consent (15/00847/OUT). Site W86 is not suitable for development.
			Sites W87/88/89	<ul style="list-style-type: none"> Unsuitable for development: land absorbs water from higher ground 	<ul style="list-style-type: none"> Site W87 is not suitable for development. Parts of Sites W88/W89 are being taken forward for residential development.
			Sites W92/93 (see also reps 171, 172 and 173)	<ul style="list-style-type: none"> Object to development: soakaway sites; access difficult onto Sand Land. Traffic and road safety concerns 	<ul style="list-style-type: none"> Sites W92/93 are not suitable for development.
			Q2	<ul style="list-style-type: none"> Housing Needs Assessment does not make case for development in Warton: of the 12 who specified affordable housing need, 33% said their preference is to leave the village 	<ul style="list-style-type: none"> AONB Housing Needs Survey (2014) gives a good indication of needs arising in all settlements
236	Ms Lucy Barron	Arnside & Silverdale AONB Partnership	Background	<ul style="list-style-type: none"> Important that the DPD robustly protects the AONB special qualities; that the management plan is referenced throughout the DPD; that the DPD applies a landscape character focussed approach 	<ul style="list-style-type: none"> The draft plan will be guided by the capacity of the landscape to accommodate development within the AONB, based on our interpretation of the NPPF, including paragraphs 14 (with footnote 9) and 115
			Q1	<ul style="list-style-type: none"> Reference to NPPG para 005 "...will be a matter for the relevant decision taker..." important to define major in A&S AONB context, starting with SI 2010 no.2184, but also taking into account landscape and special qualities (criteria examples offered). Possible exceptions for brownfield sites 	<ul style="list-style-type: none"> See response to rep 26
			Q2	<ul style="list-style-type: none"> Presumption in favour of sustainable development, and objectively assessed needs do not apply in AONBs (NPPF para 14, footnote 9). Therefore needs-based approach not applicable. Should instead be based on landscape character and/or special qualities, 	<ul style="list-style-type: none"> Disagree in part. The draft plan will be guided by the capacity of the landscape to accommodate development within the AONB, based on our interpretation of the NPPF, including paragraphs 14 (with footnote 9) and 115. NPPF footnote 9 qualifies the requirement for OAN in

Arnside & Silverdale AONB Development Plan Document: Interim Consultation Statement September 2016

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				<p>indicating a low capacity overall. AONB does not have to satisfy all needs arising within its boundaries, especially if it would result in detrimental impact. Favour approach taken in LDNPA, requiring robust demonstration of local need. Oppose market housing provision</p>	<p>AONBs, but not the presumption in favour of sustainable development. However, even with this qualification, we recognise (a) that OANs are district-wide calculations, with no prescription for the % to be met in the AONB; and (b) that needs arising within the AONB do not have to be met in the AONB if there are sound reasons or constraints that require them to be met elsewhere in the relevant district</p>
			Q3	<ul style="list-style-type: none"> • AONB Landscape & Seascape Character Assessment (2015), includes guidelines on landscape sensitivity and capacity • Settlement characterisations • Further work on key views into and out of settlements • Analysis of recent housing delivery over past 5 years • Audit of tourism and leisure development • Existing provision of affordable homes • Evidence of second home ownership • School rolls, including recent changes • Impact assessments of potential developments on road network • Survey of ancient, veteran and noble trees • Ecological surveys and research to help understand habitat connectivity and corridors • More research into local heritage lists 	<ul style="list-style-type: none"> • Noted • Noted. This is available • Infrastructure needs and capacities are under consideration to inform the draft DPD • All potential development sites that overlap a biodiversity designation have been excluded from further consideration. • The Councils are preparing local lists of heritage assets
			Q4	<ul style="list-style-type: none"> • Vision contains a contradiction concerning needs definition. Closer connection required with management plan, and with existing development 	<ul style="list-style-type: none"> • The supplementary vision is not unreasonable or contradictory. It speaks of meeting the needs of the communities which include those arising for the existing population even if there is no housing development: it does not say and should not imply that those needs have to all be met within the AONB. We will work with AONB to consider

Arnsdale & Silverdale AONB Development Plan Document: Interim Consultation Statement September 2016

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					revised wording if it would help reduce the chances of misunderstanding
			Q5	<ul style="list-style-type: none"> Further work required on objectives to fully reflect the AONB management plan. Rewording required for objective 3. Objectives should mention special qualities, conserving settlement character, access and public enjoyment 	<ul style="list-style-type: none"> Objectives mention special qualities twice, landscape qualities/character twice and sustainability four times, protect and enhance once. Distinctive settlements are mentioned in the vision, access is the theme of the fifth objective. We will work with the AONB on revising the wording of the objectives, but these are objectives for a development plan document, which may in some cases may have a slightly different emphasis to the management plan
			Policy Issues	<ul style="list-style-type: none"> Special qualities of the AONB should be included; key issues should relate back to the purposes of the AONB and the AONB Management Plan, to show how special qualities will be conserved and enhanced 	<ul style="list-style-type: none"> Noted. This will be considered
			Q6	<ul style="list-style-type: none"> AONB specific policy on delivery of new housing required: reference to LDNPA approach. Market housing is not needed in the AONB and would cause significant harm to the landscape: it should not be allowed on developments over 3 houses and only on windfall sites. 100% affordable housing can be delivered working with registered providers and the community Concern with policy DM42 in Lancaster's DM DPD supporting proposals in Warton and 	<ul style="list-style-type: none"> Agree that an AONB specific housing policy is appropriate. The draft plan will be guided by the capacity of the landscape to accommodate development within the AONB, based on our interpretation of the NPPF, including paragraphs 14 (with footnote 9) and 115. After that, affordable housing likely to be guided by need, combined with viability calculations: this may result in some market housing being provided in the AONB DPD. The fact it is market housing does not make it more harmful to the landscape, it is the fact that market housing will not meet local needs and thus more housing than is needed will have to be built in order to meet those needs. Not clear why a limit of 3 houses is defined for market housing and only on windfall sites: this will require evidence to support AONB DPD will require sound evidence to over-write these district-wide policies

Arnside & Silverdale AONB Development Plan Document: Interim Consultation Statement September 2016

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				Silverdale; and with designation of Arnside and Sandside/Storth as Local Service Centres	
			Q7	<ul style="list-style-type: none"> • Yes, to meet true local need; occupancy restrictions in perpetuity. No new housing for second homes 	<ul style="list-style-type: none"> • Noted. More evidence is needed about local occupancy/second homes in the market housing sector
			Q8	<ul style="list-style-type: none"> • By restricting development types that do not meet evidenced local need. Developers to provide evidence of need 	<ul style="list-style-type: none"> • Noted
			Q9	<ul style="list-style-type: none"> • AONB-specific approach required, with strict criteria 	<ul style="list-style-type: none"> • Noted
			Q10	<ul style="list-style-type: none"> • Brownfield land should normally be prioritised over greenfield sites. Councils should work pro-actively to bring brownfield sites forward, especially where no harm to landscape character. • Some brownfield sites have significances that make development unacceptable: e.g. S97. This could make implementation of a target unworkable • 100% new housing on any greenfield sites should be affordable and for local occupancy 	<ul style="list-style-type: none"> • Brownfield sites are under consideration for development • Noted and understood • The proportion of affordable housing provided will always be subject to viability testing. More evidence is needed about local occupancy/ second homes in the market housing sector
			Q11	<ul style="list-style-type: none"> • Use sites to full potential, with space for trees, green space to retain settlement character • Propose a minimum and maximum density range with criteria to allow for variation as different density might be appropriate in different contexts 	<ul style="list-style-type: none"> • Noted • Approach to density based on NPPF para 47
			Q12	<ul style="list-style-type: none"> • Yes, provided no impact on special qualities: <ul style="list-style-type: none"> - Car parking at Arnside on Old Station Yard (not Station Fields) - England Coast path - Pedestrian and cycle access (eg along Footeran Lane in Yealand and along road at Sandside) 	<ul style="list-style-type: none"> • Sites and features noted (for potential inclusion in the Infrastructure Development Plan, and potentially the CIL list in SLDC). Infrastructure needs and capacities are under consideration to inform the draft DPD

Arnside & Silverdale AONB Development Plan Document: Interim Consultation Statement September 2016

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				<ul style="list-style-type: none"> - Arnside viaduct foot and cycle path - AONB information centre redevelopment • Need policy to retain local services and funds to protect local environmental improvements 	<ul style="list-style-type: none"> • Services point is important but services are not fully under the control of the planning process: plan aims to protect and enhance services
			Q13	<ul style="list-style-type: none"> • Support Site A26 for visitor hub • Support Site B36 for small scale business use; plan could support similar initiatives with policy • Support retention of local services and land management businesses • Policy similar to SLDC E10 on farm diversification 	<ul style="list-style-type: none"> • Sites A25/26/27 are being taken forward for mixed-use development. • Noted and agreed in principle • Noted (but see response to Q12) • Noted and understood
			Q14	<ul style="list-style-type: none"> • AONB specific policy required focusing on landscape character and special qualities. Concern about scale and cumulative impact, including of the AONB setting. Suggested policy wording • Support for most micro-generation installations; underground powerlines 	<ul style="list-style-type: none"> • Policy wording noted • Noted
			Q15	<ul style="list-style-type: none"> • Encourage walking and cycling. Concern about traffic levels and types on narrow roads. Concern about maintaining bus and train services. Plan should propose small scale development to avoid further impact on road use and safety • Need careful management of rural lanes 	<ul style="list-style-type: none"> • Noted. Infrastructure needs and capacities are under consideration to inform the draft DPD
			Q16	<ul style="list-style-type: none"> • Yes, suggest Arnside Station Yard (Site A26) 	<ul style="list-style-type: none"> • Location noted
			Q17	<ul style="list-style-type: none"> • Bespoke strict policy approach to tourism and leisure development required: no need for further caravan development, caravans can be damaging to the landscape; also need to restrict intensification of existing sites. Avoid extending open seasons 	<ul style="list-style-type: none"> • Caravan policy and possible allocations will be informed by evidence including impact assessments. Intensification and season extensions may not be possible to prevent through a restrictive policy
			Q18	<ul style="list-style-type: none"> • Detailed recommendations in respect of landscape character of the AONB (attached) 	<ul style="list-style-type: none"> • Noted

Arnside & Silverdale AONB Development Plan Document: Interim Consultation Statement September 2016

No	Name	Organisation	Question /Site Ref	Summary of Comments Received	Officer Response
			Q19	<ul style="list-style-type: none"> Support open space as previously identified by SLDC. Most sites under pressure are largely within or on the edge of settlements 	<ul style="list-style-type: none"> Noted
			Q20	<ul style="list-style-type: none"> Sites in and around settlements that make a significant contribution to AONB landscape character, including school fields and allotments. Will work with Councils to identify 	<ul style="list-style-type: none"> Noted
			Q21	<ul style="list-style-type: none"> AONB specific approach essential, beginning with a policy to conserve and enhance AONB (example of YDNPA policies). Importance of landscape character and special qualities, and regard to the AONB Management Plan Landscape character approach required to assessing any development proposals, relevance of visual amenity and AONB setting, cumulative impact Specific design guidance required for AONB List of important elements of the AONB landscape, including rural character, trees, hedgerows and woodland, biodiversity and geodiversity, settlement character, open green spaces, buildings, heritage and historic landscape and features, tranquillity/dark skies Importance of coastal landscapes Importance of LVIAs for certain developments which need to consider both landscape character and visual amenity. Identify key viewpoints. Specific advice on LVIAs Need to protect opportunities to enjoy the countryside 	<ul style="list-style-type: none"> Noted Noted and agreed The DPD is likely to contain design policies, so it will not be necessary to prepare a separate design guide Noted Noted and agreed Noted and agreed (in respect of planning applications) Noted
			Q22	<ul style="list-style-type: none"> AONB specific approach informed by management plan: ref to NPPF paras 109/114 Details of exclusions from development including statutory designations, priority habitats and habitat connectivity. Policy should 	<ul style="list-style-type: none"> Noted and agreed Noted

Arnsdale & Silverdale AONB Development Plan Document: Interim Consultation Statement September 2016

No	Name	Organisation	Question /Site Ref	Summary of Comments Received	Officer Response
				<p>encourage creation or restoration of habitats, and improving water quality. Bespoke swifts policy, and in respect of noise and light pollution</p> <ul style="list-style-type: none"> • Recognition of geology/geomorphology qualities, including undesignated features • Important to consider restoration of Sandside Quarry 	<ul style="list-style-type: none"> • Noted and agreed • Noted and agreed
			Q23	<ul style="list-style-type: none"> • Robust policy on sewerage and sustainable surface water drainage (SuDS) for development 	<ul style="list-style-type: none"> • Noted. Infrastructure needs and capacities are under consideration to inform the draft DPD
			Q24	<ul style="list-style-type: none"> • Bespoke AONB approach required, including protection of non-designated features (examples) • Support new conservation area in Arnsdale • Note value in protecting/enhancing orchards and historic designed landscapes 	<ul style="list-style-type: none"> • Noted and agreed • Noted • Noted and agreed
			Q25	<ul style="list-style-type: none"> • AONB-specific approach required: highest standards required using local materials and incorporating high sustainability credentials. Avoid urban-style developments. Favour design guide and management guidelines to give practical advice: AONB advice available 	<ul style="list-style-type: none"> • Noted. The DPD is likely to contain design policies, so it will not be necessary to prepare a separate design guide
			Q26	<ul style="list-style-type: none"> • Approach must be based on special qualities: guided by SLDC planning inspector. One or more small-scale affordable housing developments in each settlement using brownfield sites 	<ul style="list-style-type: none"> • Noted
			Q28	<ul style="list-style-type: none"> • Brownfield sites in Carnforth and Milnthorpe 	<ul style="list-style-type: none"> • Noted. Some housing needs may be met outside the AONB if suitable sites are not available within
			Q27	<ul style="list-style-type: none"> • Support some development, or open space designation on A5/6/11/25/26/27/28/29/ 105, B35/36/38/39/81/104/108/110/109/112/113/115 S46/70, W82/96 Y99/100, subject to further assessment and no detrimental impact on the AONB (see detailed comments on each site) 	<ul style="list-style-type: none"> • Noted.

Arnside & Silverdale AONB Development Plan Document: Interim Consultation Statement September 2016

No	Name	Organisation	Question /Site Ref	Summary of Comments Received	Officer Response
			Q29	<ul style="list-style-type: none"> Boundaries can restrict sprawl but put pressure on valuable open spaces within dispersed settlements 	<ul style="list-style-type: none"> Noted
			Q30	<ul style="list-style-type: none"> Support phasing over 15 year period 	<ul style="list-style-type: none"> Noted and agreed
			Q31	<ul style="list-style-type: none"> Climate change, including impact on habitats and water management, small-scale renewable energy generation, water and energy efficiency Recreational facilities Setting of the AONB Policy required to cover new-build and conversion for self-catering accommodation beyond development boundaries Policy for advertisements and signs Policy regarding equestrian development Cross-referencing to DM policies Commend AONB plan tests as sponsored by NT 	<ul style="list-style-type: none"> Noted Scope for covering some of this within open space work, and in policy approach Noted Noted. However DPD is for the AONB, and it may be better to deal with this through district-wide DPD Noted: derived from district-side approach Noted – may need to differentiate private from commercial scale Noted, especially if they differ in the two authorities Noted and agreed
			Site A2	<ul style="list-style-type: none"> Object to development: impact on landscape, biodiversity, geodiversity, delivery of England Coast Path, impact on road network 	<ul style="list-style-type: none"> Site A2 is not suitable for development.
			Site A5	<ul style="list-style-type: none"> Support sensitive renovation of house for older people, to ensure historic building retained 	<ul style="list-style-type: none"> Site A5 is currently being dealt with through the Development Management process.
			Site A6	<ul style="list-style-type: none"> Site may be suitable for small scale development 	<ul style="list-style-type: none"> Site A6 is being taken forward for residential development.
			Site A7	<ul style="list-style-type: none"> Object to development: impact on landscape, biodiversity, isolated from village. Designate important open space 	<ul style="list-style-type: none"> Site A7 is not suitable for development.
			Site A8	<ul style="list-style-type: none"> Important open space in Arnside. Development should only be considered here if no alternative sites can be found. If accepted, should be very small scale, retaining and protecting most of the open space 	<ul style="list-style-type: none"> A small amount of development is proposed on part of Site A8.

Arnside & Silverdale AONB Development Plan Document: Interim Consultation Statement September 2016

No	Name	Organisation	Question /Site Ref	Summary of Comments Received	Officer Response
			Site A11	<ul style="list-style-type: none"> Potential for some small scale development providing significant features retained. Potential for some orchard restoration 	<ul style="list-style-type: none"> Site A11 is being taken forward for residential development.
			Site A12	<ul style="list-style-type: none"> Object to development: significant detrimental impact on the landscape character and settlement character of Arnside. Should be designated important open space 	<ul style="list-style-type: none"> A small amount of development is proposed on part of Site A12 (A11).
			Site A14	<ul style="list-style-type: none"> Object to development: impact on landscape character 	<ul style="list-style-type: none"> Site A14 is not available.
			Site A15	<ul style="list-style-type: none"> Object to development: impact on landscape, well-used right-of-way, valued by local community. Designate as open space 	<ul style="list-style-type: none"> Site A15 is not suitable for development.
			Site A17	<ul style="list-style-type: none"> Object to development: impact on landscape, biodiversity and priority habitat 	<ul style="list-style-type: none"> Site A17 is not suitable for development.
			Site A18	<ul style="list-style-type: none"> Object to development: landscape impact, impact on setting of grade II listed building. Designate as open space 	<ul style="list-style-type: none"> Site A18 is not suitable for development.
			Site A19	<ul style="list-style-type: none"> Object to development: impact on landscape. Designate as open space 	<ul style="list-style-type: none"> Site A19 is not suitable for development.
			Site A22	<ul style="list-style-type: none"> Object to any development, including car parking. Flood-risk and landscape impact 	<ul style="list-style-type: none"> Site A22 is not suitable for development.
			Site A24	<ul style="list-style-type: none"> Object to development: landscape impact, impact on setting of a grade II listed building, historic salt pans on part of site. Designate as open space 	<ul style="list-style-type: none"> Site A24 is not suitable for development.
			Sites A25/26/27	<ul style="list-style-type: none"> Opportunity to achieve mixed development on mainly brownfield site: visitor hub, station car park, visitor facilities, small businesses and potentially some housing. Flood-risk would need to be resolved, access required to viaduct 	<ul style="list-style-type: none"> Sites A25/26/27 are being taken forward for mixed-use development.
			Site A28	<ul style="list-style-type: none"> Suitable for development when available 	<ul style="list-style-type: none"> Site A28 is not available.
			Site A29	<ul style="list-style-type: none"> Suitable for development 	<ul style="list-style-type: none"> Site A29 could more appropriately be dealt with through the Development Management process.
			Site A97	<ul style="list-style-type: none"> Concerns about what is proposed in respect of restoration conditions following quarrying. Biodiversity and access concerns 	<ul style="list-style-type: none"> Site A97 is not suitable for development.

Arnside & Silverdale AONB Development Plan Document: Interim Consultation Statement September 2016

No	Name	Organisation	Question /Site Ref	Summary of Comments Received	Officer Response
			Site A105	<ul style="list-style-type: none"> Suitable for small scale development 	<ul style="list-style-type: none"> Site A105 could more appropriately be dealt with through the Development Management process.
			Site A106	<ul style="list-style-type: none"> Object to development: landscape impact. Designate as open space 	<ul style="list-style-type: none"> Site A106 is not suitable for development.
			Site A107	<ul style="list-style-type: none"> Object to development: landscape impact. Designate as open space 	<ul style="list-style-type: none"> Site A107 is not suitable for development.
			Site B31	<ul style="list-style-type: none"> Object to development: landscape and biodiversity impacts. No requirement for additional caravans 	<ul style="list-style-type: none"> Site B31 is not suitable for development.
			Site B32	<ul style="list-style-type: none"> Object to development: landscape impact, impact on Beetham Conservation Area 	<ul style="list-style-type: none"> Site B32 is not suitable for development.
			Site B33	<ul style="list-style-type: none"> Object to development: landscape and biodiversity impact, remote site, no need for additional caravans 	<ul style="list-style-type: none"> Site B33 is not suitable for development.
			Site B35	<ul style="list-style-type: none"> Brownfield site. Small scale development could be accommodated sensitively 	<ul style="list-style-type: none"> Site B35 is being taken forward for business or mixed-use development.
			Site B36	<ul style="list-style-type: none"> Scope for sensitive restoration of historic buildings, not redevelopment 	<ul style="list-style-type: none"> Site B36 withdrawn.
			Site B37	<ul style="list-style-type: none"> Object to development: impact on biodiversity 	<ul style="list-style-type: none"> Site B37 is not suitable for development.
			Site B38	<ul style="list-style-type: none"> Careful consideration to avoid impact on historic limekilns. Access difficulties 	<ul style="list-style-type: none"> Site B38 is being taken forward for mixed-use development.
			Site B39	<ul style="list-style-type: none"> Object to extension further into site: landscape impact and priority habitat 	<ul style="list-style-type: none"> Site B39 is not suitable for development.
			Site B40	<ul style="list-style-type: none"> Object to development: landscape and biodiversity impact 	<ul style="list-style-type: none"> Site B40 is not suitable for development.
			Site B73	<ul style="list-style-type: none"> Object to development: impact on landscape, biodiversity and geodiversity 	<ul style="list-style-type: none"> Site B73 is not suitable for development.
			Sites B74/75/76	<ul style="list-style-type: none"> Object to developments: impacts on landscape, biodiversity and geodiversity 	<ul style="list-style-type: none"> Sites B74, B75 and B76 are not suitable for development.
			Site B78	<ul style="list-style-type: none"> Object to development: impact on landscape 	<ul style="list-style-type: none"> Site B78 is not suitable for development.
			Site B79	<ul style="list-style-type: none"> Object to development: impact on landscape and views. Designate as open space 	<ul style="list-style-type: none"> Site B79 is not suitable for development.
			Site B80	<ul style="list-style-type: none"> Important contribution to landscape and settlement character: green corridor 	<ul style="list-style-type: none"> Site B80 is being protected as Open Space

Arnside & Silverdale AONB Development Plan Document: Interim Consultation Statement September 2016

No	Name	Organisation	Question /Site Ref	Summary of Comments Received	Officer Response
			Site B81	<ul style="list-style-type: none"> Brownfield site that could be improved through development provided no impact on special qualities of the AONB 	<ul style="list-style-type: none"> Site B81 is being taken forward for mixed-use development.
			Site B104	<ul style="list-style-type: none"> Isolated site in open countryside. Impact on special qualities, loss of agricultural buildings and business. Some sensitive renovation of existing buildings could be considered if high quality design 	<ul style="list-style-type: none"> Site B104 would more appropriately be dealt with through the Development Management process.
			Sites 108/110	<ul style="list-style-type: none"> Potential for small-scale development sensitive to the landscape and conservation area 	<ul style="list-style-type: none"> Site B108 is being taken forward for residential development. Site B110 is being taken forward for residential development as part of B108.
			Site B109	<ul style="list-style-type: none"> Object to development: does not continue linear pattern of the village. Smaller scale may be more suited 	<ul style="list-style-type: none"> Part of Site B109 is being taken forward for residential development.
			Site B112	<ul style="list-style-type: none"> Potential for small-scale development sensitive to the landscape and conservation area 	<ul style="list-style-type: none"> Site B112 is being taken forward for residential development.
			Site B113	<ul style="list-style-type: none"> Potential for small-scale development 	<ul style="list-style-type: none"> Site B113 is not available for development.
			Site B114	<ul style="list-style-type: none"> Site withdrawn 	<ul style="list-style-type: none"> Site withdrawn
			Site B115	<ul style="list-style-type: none"> Potential for small-scale development sensitive to the landscape 	<ul style="list-style-type: none"> Site B115 could more appropriately be dealt with through the Development Management process.
			Site B116	<ul style="list-style-type: none"> Object to development: landscape impact 	<ul style="list-style-type: none"> Site B116 is not suitable for development.
			Site B117	<ul style="list-style-type: none"> Further information required 	<ul style="list-style-type: none"> Site B117 is not suitable for development.
			Site S41	<ul style="list-style-type: none"> Careful consideration required regarding local landscape and views 	<ul style="list-style-type: none"> Site S41 is not available for development.
			Site S42	<ul style="list-style-type: none"> Further information required 	<ul style="list-style-type: none"> Site developed
			Site S43	<ul style="list-style-type: none"> Object to development: landscape impact. Designate as open space 	<ul style="list-style-type: none"> Site withdrawn
			Site S44	<ul style="list-style-type: none"> Object to development: landscape, biodiversity, geodiversity and water quality impacts. Designate as open space 	<ul style="list-style-type: none"> Site S44 is not suitable for development.
			Site S45	<ul style="list-style-type: none"> Further information required on heritage value 	<ul style="list-style-type: none"> Site S45 could more appropriately be dealt with through the Development Management process.
			Site S46	<ul style="list-style-type: none"> Part of site suitable for small-scale development. Concern about impact of 	<ul style="list-style-type: none"> Site S46 is not available for development.

Arnside & Silverdale AONB Development Plan Document: Interim Consultation Statement September 2016

No	Name	Organisation	Question /Site Ref	Summary of Comments Received	Officer Response
				developing western area on landscape and views	
			Site S47	<ul style="list-style-type: none"> Valuable open space in dispersed settlement pattern 	<ul style="list-style-type: none"> Consent granted for residential development on Site S47 (13/00085/FUL).
			Site S48	<ul style="list-style-type: none"> Object to development: impact on landscape and woodland habitat 	<ul style="list-style-type: none"> Site S48 is not suitable for development.
			Site S49	<ul style="list-style-type: none"> Further information required 	<ul style="list-style-type: none"> Site S49 could more appropriately be dealt with through the Development Management process.
+-			Site S50	<ul style="list-style-type: none"> Object to development: landscape impact. Designate as open space 	<ul style="list-style-type: none"> Site withdrawn
			Site S51	<ul style="list-style-type: none"> Object to development: impact on landscape and biodiversity 	<ul style="list-style-type: none"> Site S51 is not suitable for development.
			Site S52	<ul style="list-style-type: none"> Object to development: impact on landscape, biodiversity, water quality, geodiversity. Designate as open space 	<ul style="list-style-type: none"> Site S52 was linked to proposed development on S44 and no development was proposed on S52 itself.
			Sites S53/54/55	<ul style="list-style-type: none"> Object to development: impact on landscape. Designate as open space 	<ul style="list-style-type: none"> Site S53 is not available for development. Site S54 is undeliverable Site S55 is not suitable for development.
			Site S56	<ul style="list-style-type: none"> Object to development: impact on landscape and biodiversity. Designate as open space 	<ul style="list-style-type: none"> A small amount of development is proposed on part of Site S56.
			Site S57	<ul style="list-style-type: none"> Object to development: impact on landscape including historic designed landscape 	<ul style="list-style-type: none"> Site S57 could more appropriately be dealt with through the Development Management process.
			Site S58	<ul style="list-style-type: none"> Object to development: impact on landscape and biodiversity. Designate as open space 	<ul style="list-style-type: none"> Site S58 is not suitable for development.
			Site S70	<ul style="list-style-type: none"> Support sensitive design of small scale development or station car parking 	<ul style="list-style-type: none"> Site S70 is being taken forward for mixed-use development.
			Site S98	<ul style="list-style-type: none"> Object to development: impact on landscape and biodiversity 	<ul style="list-style-type: none"> Site S98 is not suitable for development.
			Sites W34/85	<ul style="list-style-type: none"> Already approved to meet housing needs for Warton 	<ul style="list-style-type: none"> Noted and agreed.
			Site W82	<ul style="list-style-type: none"> Support sensitive design of small scale development, subject to conservation area 	<ul style="list-style-type: none"> Site withdrawn
			Site W83	<ul style="list-style-type: none"> Object to development: impact on landscape, priority habitat and conservation area. Consider open space between village and Crag 	<ul style="list-style-type: none"> Site W83 is not suitable for development.

Arnside & Silverdale AONB Development Plan Document: Interim Consultation Statement September 2016

No	Name	Organisation	Question /Site Ref	Summary of Comments Received	Officer Response
			Sites W84/86/87/90	<ul style="list-style-type: none"> Object to development: impact on landscape and biodiversity. Designate as open space 	<ul style="list-style-type: none"> Site W84 withdrawn. Sites W86, W87 and W90 are not suitable for development.
			Site W92/93	<ul style="list-style-type: none"> Object to development: impact on landscape. Designate as open space 	<ul style="list-style-type: none"> Sites W92/93 are not suitable for development.
			Site W94	<ul style="list-style-type: none"> Object to development: impact on landscape. Consider open space between village and Crag 	<ul style="list-style-type: none"> Site W94 already has a current planning consent for the erection of 2 dwellings (14/00499/OUT).
			Site W95	<ul style="list-style-type: none"> Object to development: impact on landscape. Consider open space between village and Crag 	<ul style="list-style-type: none"> Site W95 is not suitable for development.
			Site W96	<ul style="list-style-type: none"> Support principle of small scale development 	<ul style="list-style-type: none"> Site W96 could more appropriately dealt with through the Development Management process.
			Site Y99	<ul style="list-style-type: none"> Any development would need to ensure no adverse impact on landscape, historic assets or right of way 	<ul style="list-style-type: none"> Consent granted for outbuildings and amended vehicular access (13/00798/FUL) for Site Y99. Any amendments to this consent could more appropriately be dealt with through the Development Management process.
			Site Y100	<ul style="list-style-type: none"> Support some small scale development, subject to landscape assessment and no adverse impacts on landscape or historic assets 	<ul style="list-style-type: none"> Site Y100 withdrawn.
			Sites Y101/102	<ul style="list-style-type: none"> Object to development: impact on landscape and conservation area. Designate as open space. Green gap 	<ul style="list-style-type: none"> Sites Y101 and Y102 are not suitable for development.
			Site Y103	<ul style="list-style-type: none"> Object to development: landscape impact. Designate as open space 	<ul style="list-style-type: none"> Site Y103 is not suitable for development.
237	Mr John Bennett	Silverdale Parish Council	Q1	<ul style="list-style-type: none"> Definition of major development should be fewer than 10 in smaller settlements in AONB: suggest 2-4, with policy to consider criteria for more, in relation to specific needs 	<ul style="list-style-type: none"> See response to rep 26
			Q2	<ul style="list-style-type: none"> Yes, with confidence for next 5 years, qualified projections for remaining 10 years 	<ul style="list-style-type: none"> We do not believe it is necessary to identify an AONB-specific housing requirement. Affordable housing proportions are likely to be guided by need, combined with viability calculations but some housing needs may be met outside the AONB if suitable sites are not available within
			Q3	<ul style="list-style-type: none"> Special provision/policy in Silverdale to cover lack of access to public sewerage, and surface 	<ul style="list-style-type: none"> Noted

Arnside & Silverdale AONB Development Plan Document: Interim Consultation Statement September 2016

No	Name	Organisation	Question /Site Ref	Summary of Comments Received	Officer Response
				water/flood-risk. Implications for development amounts/densities. Need to involve EA/UU	
			Q4	<ul style="list-style-type: none"> • Yes 	<ul style="list-style-type: none"> • Noted
			Q5	<ul style="list-style-type: none"> • Suggest amendment to point (5) to read: "reduce the need for private car travel..." 	<ul style="list-style-type: none"> • Noted
			Q6	<ul style="list-style-type: none"> • Suggest 40% for major developments 	<ul style="list-style-type: none"> • Affordable housing likely to be guided by need, combined with viability calculations. See also response to rep 26
			Q7	<ul style="list-style-type: none"> • Market houses as principal homes: affordable houses for people living/working within 25 miles 	<ul style="list-style-type: none"> • Noted. Affordable housing likely to be guided by need, combined with viability calculations
			Q8	<ul style="list-style-type: none"> • Greenfield sites for affordable housing only. Market housing on brownfield sites only, or small 1-2 property infill sites 	<ul style="list-style-type: none"> • Noted. Affordable housing likely to be guided by need, combined with viability calculations
			Q9	<ul style="list-style-type: none"> • Use NPPF, emphasis on exceptional circumstances backed up by business plan 	<ul style="list-style-type: none"> • Noted and understood
			Q10	<ul style="list-style-type: none"> • DPD should define brownfield land and identify on plans. Develop in preference over greenfield but may be scope to consider greater % of market housing on such sites to help deliver 	<ul style="list-style-type: none"> • Noted. Brownfield sites are under consideration for development
			Q11	<ul style="list-style-type: none"> • Site by site consideration to avoid intrusive clashes in style or density. Important need for adjoining open space as drainage fields 	<ul style="list-style-type: none"> • Noted
			Q12	<ul style="list-style-type: none"> • Detailed list of community infrastructure need supplied, for IDP consideration 	<ul style="list-style-type: none"> • Noted. Sites and features noted (for potential inclusion in the Infrastructure Development Plan)
			Q13	<ul style="list-style-type: none"> • Support development at Railway Yard at Silverdale Station (S70) 	<ul style="list-style-type: none"> • Noted and agreed (also has potential for car parking)
			Q14	<ul style="list-style-type: none"> • Encourage small scale low impact schemes to support individual or small groups of homes, with conditions, avoid high impact proposals, include scope for forthcoming technologies not yet known about 	<ul style="list-style-type: none"> • Noted
			Q15	<ul style="list-style-type: none"> • Need improvement to village centre parking, and support for public transport. Take opportunities to underground power cables. Careful planning of waste water and drainage 	<ul style="list-style-type: none"> • Noted and agreed

Arnside & Silverdale AONB Development Plan Document: Interim Consultation Statement September 2016

No	Name	Organisation	Question /Site Ref	Summary of Comments Received	Officer Response
			Q16	<ul style="list-style-type: none"> Silverdale village centre and railway station 	<ul style="list-style-type: none"> Locations noted
			Q17	<ul style="list-style-type: none"> Include policies to resist further caravan development based on NPPF115. Concern about foul water treatment 	<ul style="list-style-type: none"> Caravan policy and possible allocations will be informed by evidence including impact assessments
			Q18	<ul style="list-style-type: none"> Distinguish general open space (e.g. NT land) from local open space (e.g. playing fields) 	<ul style="list-style-type: none"> Noted. Open space policies are designed to protect land within the built up areas from development. Unlikely to be required to protect open countryside
			Q19/20	<ul style="list-style-type: none"> Support protection of all land managed by charitable organisations. Will supply mapping of all Parish Council open space and other parcels of significance 	<ul style="list-style-type: none"> Noted. Site suggestions received. All open space proposals will be considered separately prior to publication of draft DPD
			Q21	<ul style="list-style-type: none"> Specialist assessments for all major developments and all sensitive sites. Sewage treatment discharges close to shore – sewerage plants need to be managed appropriately 	<ul style="list-style-type: none"> Noted (this is being done for all site suggestions) Noted. Infrastructure needs and capacities are under consideration to inform the draft DPD: subject to limitations in scope of planning system
			Q22	<ul style="list-style-type: none"> Reference to qualified bodies 	<ul style="list-style-type: none"> Noted
			Q23	<ul style="list-style-type: none"> See responses to Q3/15/22. Requires specialist survey and analysis. Results should influence allocations and permissions 	<ul style="list-style-type: none"> Noted
			Q24	<ul style="list-style-type: none"> Specialist assessments and mitigation advice 	<ul style="list-style-type: none"> Noted
			Q25	<ul style="list-style-type: none"> SPC is considering preparation of village design guide 	<ul style="list-style-type: none"> Noted. The DPD is likely to contain design policies, so it will not be necessary to prepare a separate design guide. Any design guide prepared by a parish council will need to be compatible with the DPD
			Q26	<ul style="list-style-type: none"> Favour option (v) 	
			Q29	<ul style="list-style-type: none"> Prefer hierarchy of (a) brownfield sites; (b) small infill sites and (c) identified and approved sites 	<ul style="list-style-type: none"> Noted
			Q30	<ul style="list-style-type: none"> Phased approach desirable, 3 x 5 year periods, with planned review of housing needs within / between these periods 	<ul style="list-style-type: none"> Noted. Phasing will be applied as a way of guiding development throughout the plan period
			Sites S41/46/47/56/58	<ul style="list-style-type: none"> S47 has consent for one dwelling. Southern part of S46 is brownfield and could be 	<ul style="list-style-type: none"> Sites S41 and S46 are not available for development.

Arnside & Silverdale AONB Development Plan Document: Interim Consultation Statement September 2016

No	Name	Organisation	Question /Site Ref	Summary of Comments Received	Officer Response
				developed, but greenhouses section is not and contains limestone pavement. Drainage concerns about S56. Through road concerns	<ul style="list-style-type: none"> Site S58 is not suitable for development. Consent granted for residential development on Site S47 (13/00085/FUL). A small amount of development is proposed on part of Site S56.
			Site S42	<ul style="list-style-type: none"> Site already developed 	<ul style="list-style-type: none"> Site developed
			Sites S43/57	<ul style="list-style-type: none"> Could be developed together as infill, but concern about landscape and visual impact 	<ul style="list-style-type: none"> Site S43 withdrawn Site S57 could more appropriately be dealt with through the Development Management process.
			Sites S44/52	<ul style="list-style-type: none"> Agricultural use; narrow access lane; flooding and biodiversity concerns. Remote 	<ul style="list-style-type: none"> Site S44 is not suitable for development. S52 was linked to proposed development on S44 and no development was proposed on S52 itself.
			Site S48	<ul style="list-style-type: none"> Contains limestone pavement and provides amenity. No road access. Adjoins NT land 	<ul style="list-style-type: none"> Site S48 is not suitable for development.
			Site S49	<ul style="list-style-type: none"> Brownfield within Silverdale village centre 	<ul style="list-style-type: none"> Site S49 could more appropriately be dealt with through the Development Management process.
			Site S50	<ul style="list-style-type: none"> Large site, above housing needs, visual impact 	<ul style="list-style-type: none"> Site withdrawn
			Site S51	<ul style="list-style-type: none"> Historic garden containing TPO with limited access 	<ul style="list-style-type: none"> Site S51 is not suitable for development.
			Site S53	<ul style="list-style-type: none"> Would require access from private road in separate ownership 	<ul style="list-style-type: none"> Site S53 is not available for development.
			Site S54	<ul style="list-style-type: none"> Greenfield. Susceptible to flooding 	<ul style="list-style-type: none"> Site is undeliverable
			Site S55	<ul style="list-style-type: none"> Separate from village. Visual impact concerns 	<ul style="list-style-type: none"> Site S55 is not suitable for development.
			Site S70	<ul style="list-style-type: none"> Brownfield. Car parking or light commercial 	<ul style="list-style-type: none"> Site S70 is being taken forward for mixed-use development.
			Site S98	<ul style="list-style-type: none"> Steep, detached from village 	<ul style="list-style-type: none"> Site S98 is not suitable for development.
			Site A2	<ul style="list-style-type: none"> Isolated, valuable amenity. Flood concerns 	<ul style="list-style-type: none"> Site A2 is not suitable for development.
			Site A97	<ul style="list-style-type: none"> Detached from village; narrow access, unsafe 	<ul style="list-style-type: none"> Site A97 is not suitable for development.
238	Andrew Tait	Steven Abbott Associates/ Holgates Caravan Parks	Q17	<ul style="list-style-type: none"> Holgates' caravan sites are well screened by native planting; employ 100-130 people. Suggest caravan policies are made consistent between the two Councils: commend Lancaster DM14. Favour inclusion of SLDC policy CS7.6 stressing improving quality of existing visitor accommodation and broadening range of accommodation provided. Developer favours 	<ul style="list-style-type: none"> Noted Noted and agreed. Caravan policy and possible allocations will be informed by evidence including impact assessments (SLDC has a saved Local Plan policy that restricts extension of caravan sites – current policy is against them in principle)

Arnside & Silverdale AONB Development Plan Document: Interim Consultation Statement September 2016

No	Name	Organisation	Question /Site Ref	Summary of Comments Received	Officer Response
				principle of extensions to caravan sites, subject to appropriate assessment	
239	Mr Graham Baldwin		Sites W87/88/89	<ul style="list-style-type: none"> Object to development: landscape impact on Warton Crag. Designate as open space 	<ul style="list-style-type: none"> Site W87 is not suitable for development. Parts of Sites W88/W89 are being taken forward for residential development.
240	Ms Rachel Shaw		Q1	<ul style="list-style-type: none"> Yes, a maximum area for developments should be specified 	<ul style="list-style-type: none"> See response to rep 26
			Q6	<ul style="list-style-type: none"> Same proportion as the rest of the district 	<ul style="list-style-type: none"> Noted. Affordable housing likely to be guided by need, combined with viability calculations
			Q10	<ul style="list-style-type: none"> Brownfield first where available; small infill where not 	<ul style="list-style-type: none"> Brownfield sites are under consideration for development
			Q12	<ul style="list-style-type: none"> Need for a playground or public open space in Beetham, and good quality walking/cycling routes to Hale, Slackhead and Milnthorpe 	<ul style="list-style-type: none"> Locations and features noted (for potential inclusion in the Infrastructure Development Plan)
			Sites B35/36/37/38/39/40/81	<ul style="list-style-type: none"> Brownfield sites: support business use provided sensitive to adjoining residential uses and need to improve road access on Quarry Lane 	<ul style="list-style-type: none"> Site B35 is being taken forward for business or mixed-use development. Site B36 withdrawn. Sites B37, B39 and B40 are not suitable for development. Sites B38 and B81 are being taken forward for mixed use development.
			Site B73	<ul style="list-style-type: none"> Former tip with leachate risk. 	<ul style="list-style-type: none"> Site B73 is not suitable for development.
			Site B32	<ul style="list-style-type: none"> Too big for Beetham and its services. Access via private lane jointly maintained by residents at Parsonage Fold. Additional traffic. Drainage and flood-risk concerns. Impact on conservation area 	<ul style="list-style-type: none"> Site B32 is not suitable for development.
241	Mr Andrew Boyd and Miss Laura Hirst		Sites W87/88/89/92/93/95	<ul style="list-style-type: none"> Object to development: loss of farmland; increased run-off and flood-risk; increased urban sprawl; lack of affordable housing provision; increased traffic; access difficulties; shortage of local services; impact on biodiversity, including migratory birds. Designate sites as open space 	<ul style="list-style-type: none"> Noted. [comments incorrectly state that Site W84 has planning consent: it does not and no application has been submitted] Sites W87, W92, W93 and W95 are not suitable for development. Parts of Sites W88/W89 are being taken forward for residential development.
242	Mr Simon Hones		Sites S43/54/57	<ul style="list-style-type: none"> Object to development: surface water, drainage, road safety, decreasing public 	<ul style="list-style-type: none"> Site S43 withdrawn Site S54 is unavailable

Arnside & Silverdale AONB Development Plan Document: Interim Consultation Statement September 2016

No	Name	Organisation	Question /Site Ref	Summary of Comments Received	Officer Response
				transport, biodiversity and flood-risk concerns. Access difficulty into Site S54 (detailed points)	<ul style="list-style-type: none"> Site S57 could more appropriately be dealt with through the Development Management process.
			Q15	<ul style="list-style-type: none"> Concern about cuts to public transport and other facilities, distance to station, school full (detailed points) 	<ul style="list-style-type: none"> Services point is important but services are not fully under the control of the planning process: plan aims to protect and enhance services
			Q6/7	<ul style="list-style-type: none"> Build housing near employment. Concern that there is no demand for affordable housing in Silverdale 	<ul style="list-style-type: none"> AONB Housing Needs Survey (2014) gives a good indication of needs arising in all settlements. Affordable housing proportions are likely to be guided by need, combined with viability calculations but some housing needs may be met outside the AONB if suitable sites are not available within
243	Mr Peter Bujakowski		Paras1.2/1.4	<ul style="list-style-type: none"> Object to any development for housing in the AONB, based on its national importance, contrary to NPPF para 115 	<ul style="list-style-type: none"> The draft plan will be guided by the capacity of the landscape to accommodate development within the AONB, based on our interpretation of the NPPF, including paragraphs14 (with footnote 9) and 115
			Para 1.11	<ul style="list-style-type: none"> Concern about lack of services in Warton: not a sustainable settlement or suitable for development 	<ul style="list-style-type: none"> Services point is important but services are not fully under the control of the planning process: plan aims to protect and enhance services. Lancaster's adopted DM DPD identifies Warton as one of 18 sustainable rural settlements (policy DM42)
			Sites W87/88/89	<ul style="list-style-type: none"> Object to development: adverse impact on landscape and conservation area. Traffic and road safety concerns. Designate as open space (and Site W83) 	<ul style="list-style-type: none"> Site W87 is not suitable for development. Parts of Sites W88/W89 are being taken forward for residential development.
			Sites W84/85	<ul style="list-style-type: none"> Object to development: flood-risk; traffic and road safety concerns 	<ul style="list-style-type: none"> Site W84 withdrawn. Site W85 is not being taken forward for allocation as it already has outline planning consent (15/00847/OUT)
			Sites W92/93	<ul style="list-style-type: none"> Object to development: narrow road, traffic and road safety concerns 	<ul style="list-style-type: none"> Sites W92/93 are not suitable for development.
244	Mr Peter Bujakowski		Para 2.4	<ul style="list-style-type: none"> Object to development of greenfield sites which will use agricultural land 	<ul style="list-style-type: none"> Noted
			Q1	<ul style="list-style-type: none"> On a case by case basis: 10 dwellings or fewer could have an adverse impact on the AONB 	<ul style="list-style-type: none"> See response to rep 26

Arnside & Silverdale AONB Development Plan Document: Interim Consultation Statement September 2016

No	Name	Organisation	Question /Site Ref	Summary of Comments Received	Officer Response
245	Mr Peter Bujakowski		Q2	<ul style="list-style-type: none"> Use sophisticated market research methods 	<ul style="list-style-type: none"> We do not believe it is necessary to identify an AONB-specific housing requirement. AONB Housing Needs Survey (2014) gives a good indication of needs arising in all settlements. Affordable housing proportions are likely to be guided by need, combined with viability calculations but some housing needs may be met outside the AONB if suitable sites are not available within
246	Mr Peter Bujakowski		Q4	<ul style="list-style-type: none"> Important that the fourth bullet point in the vision should extend to future generations 	<ul style="list-style-type: none"> Noted
			Q5	<ul style="list-style-type: none"> Do not accept that the Housing Needs Survey demonstrates a need for housing, therefore do not agree with objective (3) 	<ul style="list-style-type: none"> AONB Housing Needs Survey (2014) gives a good indication of needs arising in all settlements (no alternative evidence or approach provided)
247	Mr Peter Bujakowski		Q6/7	<ul style="list-style-type: none"> Accept in theory but affordable housing quotas do not work in practice 	<ul style="list-style-type: none"> Noted. Use of affordable housing percentage requirements is widespread and is in force through district-wide policies across South Lakeland and Lancaster
			Q8	<ul style="list-style-type: none"> Impractical to set criteria within the AONB (argument that policies in A&S would apply to all AONBs) 	<ul style="list-style-type: none"> The DPD under preparation is for the A&S AONB only
			Q9/11	<ul style="list-style-type: none"> On a site specific basis 	<ul style="list-style-type: none"> Noted
			Q10	<ul style="list-style-type: none"> Support prioritisation of brownfield sites 	<ul style="list-style-type: none"> Brownfield sites are under consideration for development
			Q12	<ul style="list-style-type: none"> Object to development unless community infrastructure exists to support it 	<ul style="list-style-type: none"> Noted. Infrastructure needs and capacities are under consideration to inform the draft DPD
			Q14	<ul style="list-style-type: none"> Support renewable energy providing it does not adversely impact on the landscape 	<ul style="list-style-type: none"> Noted
			Q15	<ul style="list-style-type: none"> Primary importance of highway safety 	<ul style="list-style-type: none"> Noted
			Q16	<ul style="list-style-type: none"> Concern about car parking hazards on Main Street, Warton 	<ul style="list-style-type: none"> Noted
			Q18	<ul style="list-style-type: none"> Yes 	<ul style="list-style-type: none"> Noted
			Q19	<ul style="list-style-type: none"> Support Sites W87/88/89 as open space 	<ul style="list-style-type: none"> Site W87 is not suitable for development.
			Q21/24	<ul style="list-style-type: none"> As set out in section 1 and 2 	<ul style="list-style-type: none"> Noted

Arnside & Silverdale AONB Development Plan Document: Interim Consultation Statement September 2016

No	Name	Organisation	Question /Site Ref	Summary of Comments Received	Officer Response
			Q23	<ul style="list-style-type: none"> Septic tank and surface water drainage difficult in granite and limestone areas: flood-risk 	<ul style="list-style-type: none"> Noted and understood. Infrastructure needs and capacities are under consideration to inform the draft DPD
248	Mr Peter Bujakowski		Q26	<ul style="list-style-type: none"> Prioritise brownfield and then sites with the least adverse impact on the landscape 	<ul style="list-style-type: none"> Noted
			Q27	<ul style="list-style-type: none"> W84/85/87/88/89/92/93 are unsuitable Only sites in Arnside and Silverdale would pass tests of site assessments in appendix 1 	<ul style="list-style-type: none"> Noted. Information on site assessments will be published when assessments complete Site W84 withdrawn Site W85 is not being taken forward for allocation as it already has outline planning consent (15/00847/OUT) Sites W87, W92 and W93 are not suitable for development.
			Q29	<ul style="list-style-type: none"> Favour development boundaries that include brownfield sites 	<ul style="list-style-type: none"> Noted
249	Mr Mark and Mrs Sue Eccles		Q1	<ul style="list-style-type: none"> Yes, to meet affordable housing needs only, based on local housing needs survey findings 	<ul style="list-style-type: none"> See response to rep 26
			Q2	<ul style="list-style-type: none"> Yes but just for the first 5 years, based on need 	<ul style="list-style-type: none"> Disagree in part. The local planning authorities must plan for 15 years for the DPD to be found sound. Phasing will be applied as a way of guiding development throughout the plan period
			Q3	<ul style="list-style-type: none"> None. Base plan on AONB special qualities and ensure that some needs are met in Milnthorpe and Carnforth 	<ul style="list-style-type: none"> The draft plan will be guided by the capacity of the landscape to accommodate development within the AONB, based on our interpretation of the NPPF, including paragraphs 14 (with footnote 9) and 115. Some housing needs may be met outside the AONB if suitable sites are not available within
			Q4	<ul style="list-style-type: none"> Needs strengthening to protect village settlement character. Important to plan for the whole AONB and its connectivity 	<ul style="list-style-type: none"> Noted
			Q5	<ul style="list-style-type: none"> Objectives are vague, using imprecise terms which are difficult to measure. Need to focus more on protecting and enhancing AONB special qualities, be specific to this AONB 	<ul style="list-style-type: none"> Noted. We will review the objectives

Arnside & Silverdale AONB Development Plan Document: Interim Consultation Statement September 2016

No	Name	Organisation	Question /Site Ref	Summary of Comments Received	Officer Response
			Q6	<ul style="list-style-type: none"> Utilise SLDC and Lancaster policies. Affordable housing based on local need, some of which can be met outside the AONB. Open market housing not required. 	<ul style="list-style-type: none"> Agree, but affordable housing likely to be guided by need, combined with viability calculations
			Q7/8	<ul style="list-style-type: none"> Define affordable needs and limit to existing community as sole/main residence 	<ul style="list-style-type: none"> Noted. All affordable housing is subject to a local connection restriction. More evidence is needed about local occupancy/second homes in the market housing sector
			Q9	<ul style="list-style-type: none"> No evidence for such needs. No development in isolated locations 	<ul style="list-style-type: none"> Noted
			Q10	<ul style="list-style-type: none"> Prioritise brownfield development, including in adjoining settlements. No need for greenfield development in Warton 	<ul style="list-style-type: none"> Brownfield sites are under consideration for development. AONB Housing Needs Survey (2014) gives a good indication of needs arising in all settlements
			Q11	<ul style="list-style-type: none"> Density should optimise use of sites, whilst being in keeping with surroundings 	<ul style="list-style-type: none"> Approach to density based on NPPF para 47
			Q12	<ul style="list-style-type: none"> Concerned that extra infrastructure is aspirational and might grow settlements beyond sustainable limits, which would harm character. Better to focus on improving settlement connectivity to access services better 	<ul style="list-style-type: none"> Noted. AONB Housing Needs Survey (2014) gives a good indication of needs arising in all settlements
			Q13	<ul style="list-style-type: none"> Small, low key; use redundant agricultural buildings and live-work, businesses with a low environmental impact that encourage diversification of employment should be supported 	<ul style="list-style-type: none"> Noted. We will consider policies that will help facilitate new uses for old buildings where appropriate
			Q14	<ul style="list-style-type: none"> Favour principle of small-scale renewable developments. Need superfast broadband and mobile telecommunications 	<ul style="list-style-type: none"> Noted. Services point is important but services are not fully under the control of the planning process: plan aims to protect and enhance services
			Q15/16	<ul style="list-style-type: none"> Some existing rights of way need improvement to allow cycling and mobility-impaired access. Improve footway from Warton to Millhead, and provide cycle link across Arnside viaduct. Need comprehensive traffic/travel strategy and focus on sustainable travel options before providing more car parking 	<ul style="list-style-type: none"> Sites and features noted (for potential inclusion in the Infrastructure Development Plan) Scale and location of development in the AONB most unlikely to have a measurable impact on the

Arnside & Silverdale AONB Development Plan Document: Interim Consultation Statement September 2016

No	Name	Organisation	Question /Site Ref	Summary of Comments Received	Officer Response
					road network. Small scale parking initiatives will not require a traffic/travel strategy
			Q17	<ul style="list-style-type: none"> Restrict growth of larger caravan sites because of landscape impact. High design standards required. Favour very small scale opportunities to aid diversification 	<ul style="list-style-type: none"> Caravan policy and possible allocations will be informed by evidence including impact assessments
			Q18	<ul style="list-style-type: none"> Individual elements/questions are not distinct enough: reverse question to ask “why isn’t this an important open space” 	<ul style="list-style-type: none"> Noted
			Q19	<ul style="list-style-type: none"> No open space identified in Warton 	<ul style="list-style-type: none"> The site suggestions from Warton Parish Council are being clarified before being added
			Q20	<ul style="list-style-type: none"> Sites W87 and W88 would qualify (detailed assessment) 	<ul style="list-style-type: none"> Noted
			Q21	<ul style="list-style-type: none"> Refuse all development proposals outside development boundaries. Promote brownfield and infill development 	<ul style="list-style-type: none"> Noted. Brownfield sites are under consideration for development
			Q22	<ul style="list-style-type: none"> Avoid inappropriate development. Promote brownfield and infill development 	<ul style="list-style-type: none"> Brownfield sites are under consideration for development
			Q23	<ul style="list-style-type: none"> Avoid development in flood-risk areas. Concern about ability to balance run-off and drainage with further development. Need high quality sewerage systems with strict policy and operational controls 	<ul style="list-style-type: none"> Noted and agreed. Flood risk is a key criteria in site assessments
			Q24	<ul style="list-style-type: none"> Produce conservation plans (or update where they already exist) 	<ul style="list-style-type: none"> Noted
			Q25	<ul style="list-style-type: none"> Interpret vernacular architecture and design 	<ul style="list-style-type: none"> Noted
			Q26	<ul style="list-style-type: none"> Disagree with simplistic approach to defining settlement type/hierarchy. Development will not guarantee that services will follow, but will devalue special qualities. Need to look at each settlement based on its housing need 	<ul style="list-style-type: none"> Noted. AONB Housing Needs Survey (2014) gives a good indication of needs arising in all settlements. Infrastructure needs and capacities are under consideration to inform the draft DPD
			Sites W87/88/89	<ul style="list-style-type: none"> Object to development: creeping sprawl; adverse impact on character of Warton; agricultural use; biodiversity; landscape impact; lack of services; traffic and road safety. Designate as open space 	<ul style="list-style-type: none"> Site W87 is not suitable for development. Parts of Sites W88/W89 are being taken forward for residential development.

Arnside & Silverdale AONB Development Plan Document: Interim Consultation Statement September 2016

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			Sites W84/86/92/93/94/95	<ul style="list-style-type: none"> Object to development: too large, flood-risk, beyond village boundary 	<ul style="list-style-type: none"> Site W84 withdrawn. Sites W86, W92, W93 and W95 are not suitable for development. Site W94 is not being taken forward for allocation as it already has outline planning consent (14/00499/OUT)
			Sites W34/82/83/85/90/96	<ul style="list-style-type: none"> Potential support for development within settlement boundary – although to develop all would be over double the need 	<ul style="list-style-type: none"> Site W82 withdrawn. Site W85 is not being taken forward for allocation as it already has outline planning consent (15/00847/OUT). Site W90 is not suitable for development. Site W96 could more appropriately be dealt with through the Development Management process.
			Q28	<ul style="list-style-type: none"> No 	<ul style="list-style-type: none"> Noted
			Q29	<ul style="list-style-type: none"> Draw a line around current edge of built development and define maximum amount of development within it 	<ul style="list-style-type: none"> Noted
			Q30	<ul style="list-style-type: none"> Front load first 5 years, to match clarity of data. Modify sequential approach to prioritise brownfield, re-use and infill. Greenfield by exception only 	<ul style="list-style-type: none"> Noted
			Q31	<ul style="list-style-type: none"> Consultation is not effective, next stages need to be more engaging 	<ul style="list-style-type: none"> Consultation process involved writing to all residential addresses in the AONB, full information available in libraries and on the Council and AONB websites, together with holding several stakeholder events, six public drop-in events and the opportunity to discuss matters with officers over a six week period. Suggestions on how we could do better would be welcome. Full details of how we have engaged people are set out in the Consultation Report
250	Mr John and Mrs Susan Bell		Site W90	<ul style="list-style-type: none"> Object to development: concern about increased traffic, lack of services in the village, flood-risk 	<ul style="list-style-type: none"> Site W90 is not suitable for development.
251	Ms Laura Fiske	Friends of the Lake District	Q1	<ul style="list-style-type: none"> No need for a definition based on NPPF116 and NPPG which states that the matter rests with the decision taker. However, DPD should 	<ul style="list-style-type: none"> Noted and agree. See response to rep 26

Arnside & Silverdale AONB Development Plan Document: Interim Consultation Statement September 2016

No	Name	Organisation	Question /Site Ref	Summary of Comments Received	Officer Response
				set out criteria to be considered, based on landscape and seascape character assessments, and potential impacts on the special qualities	
			Q2	<ul style="list-style-type: none"> Support survey process by CRHT, but given purpose of AONB, not essential that needs are met within AONB, but at settlements outside 	<ul style="list-style-type: none"> Noted and agree
			Q3	<ul style="list-style-type: none"> Essential to make use of landscape and seascape character assessments, to identify landscape capacity Apply biodiversity indicators within appendix 3 of the AONB management plan Conservation Area Appraisals and Local List historic assets 	<ul style="list-style-type: none"> Noted and agree Noted. All potential development sites that overlap a biodiversity designation have been excluded from further consideration. Sites that have passed the exclusion tests and are under consideration for allocation will be subject to a specific biodiversity assessment Noted. The Councils are currently preparing Local Lists
			Q4	<ul style="list-style-type: none"> Reference vision back to the AONB Management Plan 	<ul style="list-style-type: none"> Disagree. Reference to the Management Plan already in paragraphs 4.2 and 4.3 (twice)
			Q5	<ul style="list-style-type: none"> Suggest relating objectives to the Management Plan core principles set out in page 13 	<ul style="list-style-type: none"> Noted, although this is a development plan document, and so objectives need to relate to development in the AONB as well as the management of the AONB
			Q6	<ul style="list-style-type: none"> Identifying appropriate locations for affordable housing which will not have a detrimental impact on the landscape character of the area is a priority in the AONB. Justifiable to set a 100% affordable/local needs policy in the AONB, with market housing provided outwith 	<ul style="list-style-type: none"> Noted. The draft plan will be guided by the capacity of the landscape to accommodate development within the AONB, based on our interpretation of the NPPF, including paragraphs 14 (with footnote 9) and 115. Affordable housing proportions are likely to be guided by need, combined with viability calculations but some housing needs may be met outside the AONB if suitable sites are not available within
			Q7	<ul style="list-style-type: none"> Yes: need to mix skills and ages; key element in ensuring sustainable communities; retention of local services; reducing travelling distances 	<ul style="list-style-type: none"> Noted

Arnside & Silverdale AONB Development Plan Document: Interim Consultation Statement September 2016

No	Name	Organisation	Question /Site Ref	Summary of Comments Received	Officer Response
			Q8	<ul style="list-style-type: none"> Apply priorities expressed in housing needs survey. Need for “whole life housing” and affordable to service and maintain 	<ul style="list-style-type: none"> Noted
			Q9	<ul style="list-style-type: none"> Apply exceptional circumstances tests, against special qualities/landscape and seascape 	<ul style="list-style-type: none"> Noted
			Q10	<ul style="list-style-type: none"> Prioritise brownfield within settlements, but no need for a target within the AONB: not all brownfield land is appropriate for development – assess case by case 	<ul style="list-style-type: none"> Brownfield sites are under consideration for development
			Q11	<ul style="list-style-type: none"> Consider settlement character. Apply density according to special qualities of the AONB 	<ul style="list-style-type: none"> Approach to density based on NPPF para 47
			Q12	<ul style="list-style-type: none"> Yes, if specific need and within landscape character and special qualities 	<ul style="list-style-type: none"> Noted
			Q13	<ul style="list-style-type: none"> Use brownfield land as a priority with no impact on landscape quality or character. Choose sustainable locations with public transport/ cycling/ walking access 	<ul style="list-style-type: none"> Noted
			Q14	<ul style="list-style-type: none"> Detailed policy based on landscape character, capacity and special qualities with restrictions on major energy developments in line with NPPF 116. Identify unacceptable developments. Reference to AONB setting 	<ul style="list-style-type: none"> Noted
			Q15	<ul style="list-style-type: none"> Promote alternatives to the car 	<ul style="list-style-type: none"> Noted
			Q16	<ul style="list-style-type: none"> No locations. Provision for bicycles required 	<ul style="list-style-type: none"> Noted
			Q17	<ul style="list-style-type: none"> Concern about scale of development: suggest audit of permissions and facilities to inform policy, which should focus on landscape character, tranquillity and AONB special qualities 	<ul style="list-style-type: none"> Caravan policy and possible allocations will be informed by evidence including impact assessments [Councils have full audited information on caravan sites in the AONB]
			Q18	<ul style="list-style-type: none"> Yes 	<ul style="list-style-type: none"> Noted
			Q19	<ul style="list-style-type: none"> No 	<ul style="list-style-type: none"> Noted
			Q20	<ul style="list-style-type: none"> Support AONB Partnership response 	<ul style="list-style-type: none"> Noted
			Q21	<ul style="list-style-type: none"> DPD should contain policy relating to all development which focusses on protecting and enhancing landscape character, seascape character, important coastal features, the 	<ul style="list-style-type: none"> Noted

Arnside & Silverdale AONB Development Plan Document: Interim Consultation Statement September 2016

No	Name	Organisation	Question /Site Ref	Summary of Comments Received	Officer Response
				<p>distinctive settlement patters of the area and the special qualities of the AONB. This should be the basis of assessing development proposals in the AONB: no support for proposals that will have detrimental impact. Need work on landscape capacity</p> <ul style="list-style-type: none"> Consider need for LVIAs for certain developments, including identification of key viewpoints, together with requirements for specific viewpoints for individual applications 	<ul style="list-style-type: none"> Noted and agreed, for planning applications
			Q22	<ul style="list-style-type: none"> Informed by AONB Management Plan. Policy required reflecting information within section 5.1c 	<ul style="list-style-type: none"> Noted
			Q23	<ul style="list-style-type: none"> Limiting factor in the ability to accommodate development: utilise EA information on drainage hotspots 	<ul style="list-style-type: none"> Noted: more information required
			Q24	<ul style="list-style-type: none"> Policy required that looks at the unique features of the AONB and seeks to enhance locally important historic assets, using FLD response to Q3. Specific policy required relating to conservation areas and their setting 	<ul style="list-style-type: none"> Noted
			Q25	<ul style="list-style-type: none"> Policy required for design with reference to Management Plan. Potential hook for further detailed design guidance. Highest standards of energy efficiency required for all new buildings, as set out in section 5.2d of Management Plan 	<ul style="list-style-type: none"> Noted. The DPD is likely to contain design policies, so it will not be necessary to prepare a separate design guide. Energy efficiency for buildings will be subject to Buildings Regulation criteria
			Q26	<ul style="list-style-type: none"> Favour option (v): sustainable and balanced approach 	<ul style="list-style-type: none"> Noted
			Q27	<ul style="list-style-type: none"> Support AONB Partnership response 	<ul style="list-style-type: none"> Noted
			Q28	<ul style="list-style-type: none"> No 	<ul style="list-style-type: none"> Noted
			Q29	<ul style="list-style-type: none"> Yes, for primary and secondary settlements 	<ul style="list-style-type: none"> Noted
			Q30	<ul style="list-style-type: none"> Yes, with prioritisation of most appropriate sites e.g. brownfield sites. May be influenced by infrastructure availability 	<ul style="list-style-type: none"> Noted
			Q31	<ul style="list-style-type: none"> Landscape capacity work required Policies should be AONB focused 	<ul style="list-style-type: none"> Noted and agreed

Arnside & Silverdale AONB Development Plan Document: Interim Consultation Statement September 2016

No	Name	Organisation	Question /Site Ref	Summary of Comments Received	Officer Response
252	Mrs Sarah Fishwick		Q6/10	<ul style="list-style-type: none"> Favour development of affordable housing on brownfield sites. Sub-divide larger houses to make more sustainable/affordable properties 	<ul style="list-style-type: none"> Affordable housing likely to be guided by need, combined with viability calculations. Brownfield sites are under consideration for development
			Q15	<ul style="list-style-type: none"> Concern about funding reductions for public transport 	<ul style="list-style-type: none"> Services point is important but services are not fully under the control of the planning process: plan aims to protect and enhance service
			Q16	<ul style="list-style-type: none"> Support provision of more parking at Silverdale station 	<ul style="list-style-type: none"> Location noted
			Q23	<ul style="list-style-type: none"> Resist development in flood-risk areas 	<ul style="list-style-type: none"> Noted and agreed as a key factor in site assessment
253	Dr Bart Donato		Q25	<ul style="list-style-type: none"> Scope of good design standards to benefit nature and landscape elements of the AONB's character: e.g. in providing nest sites, associated landscaping, use of local energy sources (woodburners) 	<ul style="list-style-type: none"> The DPD is likely to contain design policies
			Q23	<ul style="list-style-type: none"> Need for better enforcement and monitoring of existing infrastructure – particularly re sewerage provision and diffuse pollution. Could be a fundamental constraint to development 	<ul style="list-style-type: none"> Infrastructure needs and capacities are under consideration to inform the draft DPD. More information required on sewerage and pollution
			Q18	<ul style="list-style-type: none"> Include orchards and remnant orchards in the elements list 	<ul style="list-style-type: none"> Noted and agreed
			Q22	<ul style="list-style-type: none"> Seek assurance that all sites with impact on biodiverse sites will be rapidly screened out. Consideration also to restoration potential of biodiverse habitats/species, and not be compromised by development. Importance of key habitat linkages (Ecological Network Planning by LCC) Important that biodiversity relates to diversity not just headline species Proactively aim to protect species that form part of settlement character 	<ul style="list-style-type: none"> All potential development sites that overlap a biodiversity designation have been excluded from further consideration. Sites that have passed the exclusion tests and are under consideration for allocation will be subject to a specific biodiversity assessment Noted Noted – any examples?
254	Mr Dave Sharratt	United Utilities		<ul style="list-style-type: none"> No specific comments on the Discussion Paper 	<ul style="list-style-type: none"> Concerning, given Q23.
255	Ms Fiona Pudge	Sport England	Q12	<ul style="list-style-type: none"> Recommends that CIL list includes specific projects for sports facilities, and that mitigation for loss under NPPF para 74 falls outside CIL 	<ul style="list-style-type: none"> Noted, although Lancaster has not introduced CIL

Arnside & Silverdale AONB Development Plan Document: Interim Consultation Statement September 2016

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				<ul style="list-style-type: none"> • Recommends use of s106 agreements for new sports facilities to meet new demand (detailed advice with links) • Need should be based on an Indoor and Outdoor Needs Assessment and a Playing Pitch Strategy 	<ul style="list-style-type: none"> • Noted • Will base assessment on district wide assessments: separate studies would not be proportionate for such a small area
			Q18/19/20	<ul style="list-style-type: none"> • Need to consider the function of open space: should include playing fields (public and private). Need to ensure no loss of playing fields 	<ul style="list-style-type: none"> • Noted.
256	Mr Graham Love	Janet Dixon Town Planners	Q1	<ul style="list-style-type: none"> • No need for a definition. Decisions and policy should be based on NPPG which requires assessment of physical size of development in its setting, and the location in the context of the overall AONB environment. Therefore, case by case • Favour a threshold for housing development of 20 dwellings 	<ul style="list-style-type: none"> • See response to rep 26 • See response to rep 26. Evidence required
257	Mr Graham Love	Janet Dixon Town Planners	Q2	<ul style="list-style-type: none"> • Judgement in Lancaster of requirements should be based on settlement hierarchy, adjusted to account for limits of AONB • Affordable housing could rely on housing needs roll-over, but will require new survey to inform later plan period • Complicated by government announcements on affordable housing/DCLG consultation 	<ul style="list-style-type: none"> • The draft plan will be guided by the capacity of the landscape to accommodate development within the AONB, based on our interpretation of the NPPF, including paragraphs 14 (with footnote 9) and 115 • AONB Housing Needs Survey (2014) gives a good indication of needs arising in all settlements. Affordable housing likely to be guided by need, combined with viability calculations. Some housing needs may be met outside the AONB if suitable sites are not available within. Phasing will be applied as a way of guiding development throughout the plan period • Noted and agreed
258	Mr Graham Love	Janet Dixon Town Planners	Q4	<ul style="list-style-type: none"> • Support vision in principle, but it should say that development will be planned and delivered, not just managed 	<ul style="list-style-type: none"> • Noted. The draft plan will be guided by the capacity of the landscape to accommodate development within the AONB, based on our interpretation of the NPPF, including paragraphs 14 (with footnote 9) and 115. We will

Arnside & Silverdale AONB Development Plan Document: Interim Consultation Statement September 2016

No	Name	Organisation	Question /Site Ref	Summary of Comments Received	Officer Response
				<ul style="list-style-type: none"> Should also say that development will meet identified housing, employment and other requirements of the AONB 	<p>review the vision, although it already refers to delivering as well as managing</p> <ul style="list-style-type: none"> Disagree: important for the DPD to distinguish the needs and requirements that will be met, from the locations: some of the AONBs needs may be met outside the AONB
259	Mr Graham Love	Janet Dixon Town Planners	Q5	<ul style="list-style-type: none"> Object to wording of Objective (3): amend to read that the DPD will meet the housing requirement of the AONB, not just local needs, which could relate solely to affordable housing. Objective is to meet market housing too 	<ul style="list-style-type: none"> Disagree. The draft plan will be guided by the capacity of the landscape to accommodate development within the AONB, based on our interpretation of the NPPF, including paragraphs 14 (with footnote 9) and 115. We do not believe it is necessary to identify an AONB-specific housing requirement. Affordable housing proportions are likely to be guided by need, combined with viability calculations but some housing needs may be met outside the AONB if suitable sites are not available within
260	Mr Graham Love	Janet Dixon Town Planners	Q6	<ul style="list-style-type: none"> Response will be subject to outcome of DCLG consultation on starter homes and affordable housing. DPD must incorporate delivery of starter homes once new definition adopted 	<ul style="list-style-type: none"> Noted
261	Mr Graham Love	Janet Dixon Town Planners	Q8	<ul style="list-style-type: none"> Unnecessary to include policy to prescribe how particular housing needs should be met apart from starter homes and affordable housing. Developers will deliver homes to meet different types of needs where they are needed. Proposals should be assessed on their merits 	<ul style="list-style-type: none"> Noted
262	Mr Graham Love	Janet Dixon Town Planners	Q10	<ul style="list-style-type: none"> Brownfield land may not be sequentially prioritised in preference to greenfield land. A local target may be set but cannot be binding given the limited amount of brownfield land in the AONB, so no meaningful benefit of setting a target 	<ul style="list-style-type: none"> Brownfield sites are under consideration for development
263	Mr Graham Love	Janet Dixon Town Planners	Q23	<ul style="list-style-type: none"> Lack of drainage or sewerage is not an impediment in principle to development. Subject to EA and Building Regulations standards 	<ul style="list-style-type: none"> Noted. Infrastructure needs and capacities are under consideration to inform the draft DPD. Serious concerns expressed by others about

Arnside & Silverdale AONB Development Plan Document: Interim Consultation Statement September 2016

No	Name	Organisation	Question /Site Ref	Summary of Comments Received	Officer Response
					ability of ground to accommodate more sewerage discharges
264	Mr Graham Love	Janet Dixon Town Planners	Q26	<ul style="list-style-type: none"> Favour combination of options (ii) and (v), subject to reference to housing requirement. Development sites must be founded on settlement hierarchy, but must also ensure some scope for meeting local needs where they arise, including in smallest villages. Would allow planned allocations plus windfall allowance 	<ul style="list-style-type: none"> Noted
265	Mr Graham Love	Janet Dixon Town Planners	Q29	<ul style="list-style-type: none"> Settlement boundaries are helpful to give certainty about principle of acceptable development, but not usually made in designated areas. If identified, should be applied to all settlements and should not be drawn too narrowly or tightly 	<ul style="list-style-type: none"> Development boundaries have been applied to AONB part of South Lakeland for many years
266	Mr Graham Love	Janet Dixon Town Planners	Q30	<ul style="list-style-type: none"> No requirement or justification for phasing: unnecessary risk to delivery, given need to boost housing supply and lack of 5-year housing land supply in Lancaster 	<ul style="list-style-type: none"> Noted. Phasing will be applied as a way of guiding development throughout the plan period. The 5-year land supply matter must be resolved against the capacity of the landscape to accommodate development within the AONB
267	Mr Graham Love	Janet Dixon Town Planners	Site S56	<ul style="list-style-type: none"> Support development of this site, on behalf of prospective developers, in the sustainable settlement of Silverdale, with a full range of local services 	<ul style="list-style-type: none"> A small amount of development is proposed on part of Site S56.
268	Mr Oliver Bateman	Carter Jonas	Sites A18/19	<ul style="list-style-type: none"> Support development of these sites (on behalf of owner), which are within development limits of the local service centre of Arnside and close to facilities. A19 has reduced visual impact. Sites surrounded by residential properties, and safe access could be secured (details available on request). Should be considered as a whole, not piecemeal 	<ul style="list-style-type: none"> Sites A18 and A19 are not suitable for development.
269	Mr Matthew Wyatt	JWPC Limited	Q1	<ul style="list-style-type: none"> Definition of major development not contained in NPPF: DPD should not rule out developments of 10 or more dwellings. Limits could hinder Council ability to meet housing 	<ul style="list-style-type: none"> See response to rep 26. The draft plan will be guided by the capacity of the landscape to accommodate development within the AONB,

Arnside & Silverdale AONB Development Plan Document: Interim Consultation Statement September 2016

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				targets: settlements are expected to accommodate growth	based on our interpretation of the NPPF, including paragraphs 14 (with footnote 9) and 115
			Q2	<ul style="list-style-type: none"> Requirements should be based on gross housing requirements for each Council. Gross figures should be adjusted to take account of completions. Limits on development will harm rural services 	<ul style="list-style-type: none"> We do not believe it is necessary to identify an AONB-specific housing requirement. Affordable housing proportions are likely to be guided by need, combined with viability calculations but some housing needs may be met outside the AONB if suitable sites are not available within
			Q6	<ul style="list-style-type: none"> May be useful to have consistent affordable housing % in AONB, but uncertainty following ministerial announcements/consultation. Wise to promote starter homes to meet housing needs 	<ul style="list-style-type: none"> Affordable housing likely to be guided by need, combined with viability calculations. Starter homes are a specific type of housing type that has not yet been defined by the Government. We need to know what starter homes are before we can decide how starter homes will relate to this DPD
			Q7	<ul style="list-style-type: none"> No, will limit economic growth in main settlements. Would limit viability to developers and add costs/increase risks 	<ul style="list-style-type: none"> Noted
			Q8	<ul style="list-style-type: none"> No policy required: assess on a case-by-case basis. Applicants could justify mix based on local evidence base (of housing need) and site context 	<ul style="list-style-type: none"> Noted
			Q9	<ul style="list-style-type: none"> Unfair to prioritise development on rural estates over any other exception policy 	<ul style="list-style-type: none"> Noted
			Q10	<ul style="list-style-type: none"> Brownfield site availability in the AONB is very limited. Will be ineffective against requirement to deliver housing against OAN and the requirement for development to respect AONB 	<ul style="list-style-type: none"> We do not believe it is necessary to identify an AONB-specific housing requirement, and there will be no apportionment against the district-wide OAN calculations. Brownfield sites are under consideration for development
			Q11	<ul style="list-style-type: none"> No. Consider site by site, guided by AONB setting and viability 	<ul style="list-style-type: none"> Noted. Approach to density based on NPPF para 47
			Q15	<ul style="list-style-type: none"> Limited capacity to improve historic roads. Focus development towards the east, closer to public transport routes. Favour development in Silverdale with close proximity to the station and other services 	<ul style="list-style-type: none"> Noted. Infrastructure needs and capacities are under consideration to inform the draft DPD
			Q16	<ul style="list-style-type: none"> Yes, at stations 	<ul style="list-style-type: none"> Locations noted

Arnside & Silverdale AONB Development Plan Document: Interim Consultation Statement September 2016

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			Q21	<ul style="list-style-type: none"> May request LVIA where appropriate, to ensure schemes complement landscape features and settlement context. Sites should promote growth across whole of Silverdale settlement 	<ul style="list-style-type: none"> Noted, subject to landscape capacity
			Q25	<ul style="list-style-type: none"> Appropriate for DPD to expect high standard of design. No further policies required beyond those in district-wide plans 	<ul style="list-style-type: none"> Noted
			Q26	<ul style="list-style-type: none"> Favour option (v) 	<ul style="list-style-type: none"> Noted
			Q28	<ul style="list-style-type: none"> Yes, new site submission on land at Bottoms Lane, Silverdale, for residential development 	<ul style="list-style-type: none"> Noted (site S128), now withdrawn
270	Ms Maria Nelis		Introduction	<ul style="list-style-type: none"> All open land in Warton should be protected from development 	<ul style="list-style-type: none"> Noted
271	Ms Maria Nelis		Q1	<ul style="list-style-type: none"> No, on a case by case basis 	<ul style="list-style-type: none"> See response to rep 26
272	Ms Maria Nelis		Q2	<ul style="list-style-type: none"> Build only on brownfield sites, including those at Carnforth, which are closer to services 	<ul style="list-style-type: none"> Brownfield sites are under consideration for development. Some housing needs may be met outside the AONB if suitable sites are not available within
273	Ms Maria Nelis		Q4/5	<ul style="list-style-type: none"> Agree with vision/objectives, except objective (3): do not accept that housing needs survey shows need to increase housing in Warton or any open areas in AONB 	<ul style="list-style-type: none"> Noted. AONB Housing Needs Survey (2014) gives a good indication of needs arising in all settlements
274	Ms Maria Nelis		Q6	<ul style="list-style-type: none"> Affordable housing on brownfield sites only 	<ul style="list-style-type: none"> Affordable housing likely to be guided by need, combined with viability calculations. Brownfield sites are under consideration for development
			Q10	<ul style="list-style-type: none"> Prioritise brownfield sites in AONB, and then outside AONB 	<ul style="list-style-type: none"> Brownfield sites are under consideration for development. Some housing needs may be met outside the AONB if suitable sites are not available within
			Q16	<ul style="list-style-type: none"> New car parks on brownfield land only 	<ul style="list-style-type: none"> Noted
			Q19/20	<ul style="list-style-type: none"> Designate sites that are proposed for development in Warton as open space instead 	<ul style="list-style-type: none"> Noted. Open space policies are designed to protect land within the built up areas from development. Unlikely to be required to protect open countryside
275	Ms Maria Nelis		Site W82/85/96	<ul style="list-style-type: none"> Brownfield suitable for development 	<ul style="list-style-type: none"> Site W82 withdrawn.

Arnside & Silverdale AONB Development Plan Document: Interim Consultation Statement September 2016

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					<ul style="list-style-type: none"> Site W85 is not being taken forward for allocation as it already has outline planning consent (15/00847/OUT) Site W96 could more appropriately be dealt with through the Development Management process.
			W86	<ul style="list-style-type: none"> Ideally keep open but could be developed if W85 is 	<ul style="list-style-type: none"> Site W86 is not suitable for development. Site W85 is not being taken forward for allocation as it already has outline planning consent (15/00847/OUT)
			Site W84	<ul style="list-style-type: none"> Keep open, flood-risk 	<ul style="list-style-type: none"> Site W84 withdrawn
			Sites W87/88/89/95/W83	<ul style="list-style-type: none"> Keep open: part of greenfield below Warton Crag 	<ul style="list-style-type: none"> Sites W83, W87 and W95 are not suitable for development. Part of Sites W88/W89 is being taken forward for residential development.
			Site W90	<ul style="list-style-type: none"> Keep open for school amenity 	<ul style="list-style-type: none"> Site W90 is not suitable for development.
			Sites W92/93	<ul style="list-style-type: none"> Object to development: poor access to sites. Road safety concerns. Retain as open land 	<ul style="list-style-type: none"> Sites W92/93 are not suitable for development.
			Site W94	<ul style="list-style-type: none"> Keep open; land close to Warton Crag 	<ul style="list-style-type: none"> Site W94 already has planning consent for two dwellings (14/00499/OUT).
			Q29	<ul style="list-style-type: none"> Yes, draw development boundary around Warton 	<ul style="list-style-type: none"> Noted
276	Mr Ray Lee		Q2	<ul style="list-style-type: none"> Object to development in Silverdale: concern about impact on natural environment, about lack of jobs and services 	<ul style="list-style-type: none"> Noted
277	Ms Geraldine Moore		Site Y103	<ul style="list-style-type: none"> Site not sustainable; has poor access on narrow road with no pavement. Village has few services, open spaces or jobs, poor drainage and sewerage. Impact on nearby listed building. Better to focus development on larger settlements 	<ul style="list-style-type: none"> Site Y103 is not suitable for development.
278	Ms Rowena Lord		Background	<ul style="list-style-type: none"> Concern about fragile services in Silverdale, with several threats to closure. People will buy houses and drive to work outside the area Concern about SLDC indicative requirement for 123 houses, and apparent requirement for 72 affordable houses in the next 5 years 	<ul style="list-style-type: none"> Services point is important but services are not fully under the control of the planning process: plan aims to protect and enhance services We do not believe it is necessary to identify an AONB-specific housing requirement. The draft plan will be guided by the capacity of the landscape to accommodate development within

Arnside & Silverdale AONB Development Plan Document: Interim Consultation Statement September 2016

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					the AONB, based on our interpretation of the NPPF, including paragraphs 14 (with footnote 9) and 115. Affordable housing likely to be guided by need, combined with viability calculations. The Housing Needs Survey identified a need for 72 dwellings over five years (the DPD period is 15 years) but not all housing needs have to be met within AONB. All affordable housing is subject to a local connection restriction
			Q1	<ul style="list-style-type: none"> Major development on a case by case basis according to criteria, with a presumption that what qualifies as a major development in the NPPF will count as one in the AONB 	<ul style="list-style-type: none"> See response to rep 26
			Q2	<ul style="list-style-type: none"> Consider AONB requirements and opportunities in relation to neighbouring areas where there are more services: Carnforth and Milnthorpe, and assess real need for social housing on a rolling basis 	<ul style="list-style-type: none"> Some housing needs may be met outside the AONB if suitable sites are not available within
			Q3	<ul style="list-style-type: none"> County Council commitment to bus services; water quality in the Bay; availability of brownfield sites; details of all caravan sites Speak to social housing providers about demand 	<ul style="list-style-type: none"> All noted, important matters
			Q6	<ul style="list-style-type: none"> Concern that affordable housing need will require considerable number of market houses to be built in AONB. Acknowledge difficulties in securing affordable housing in the context of Right to Buy and recent government policy. Consider self-build 	<ul style="list-style-type: none"> AONB Housing Needs Survey (2014) gives a good indication of needs arising in all settlements. Affordable housing likely to be guided by need, combined with viability calculations. Some housing needs may be met outside the AONB if suitable sites are not available within Noted
			Q7	<ul style="list-style-type: none"> Yes, new affordable housing should be limited to local people and or sole occupation. No local occupancy restrictions on market housing because they would not reduce house prices 	<ul style="list-style-type: none"> Noted. All affordable housing is subject to a local connection restriction
			Q9	<ul style="list-style-type: none"> Sympathetic to genuine need, with brownfield priority, but sceptical of self-created need. Ensure minimum landscape impact 	<ul style="list-style-type: none"> Noted. Brownfield sites are under consideration for development Noted

Arnside & Silverdale AONB Development Plan Document: Interim Consultation Statement September 2016

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			Q10	<ul style="list-style-type: none"> Prioritise brownfield where possible, but no target. Not evenly distributed 	<ul style="list-style-type: none"> Noted. Brownfield sites are under consideration for development
			Q11	<ul style="list-style-type: none"> Not rigid, but generally better to have relatively high density, esp for small rental property, but needs to be appropriate to setting 	<ul style="list-style-type: none"> Approach to density based on NPPF para 47
			Q12	<ul style="list-style-type: none"> Need for reliable mobile signal, fast broadband, larger car park at Silverdale station, short term parking in Silverdale village 	<ul style="list-style-type: none"> Noted. Services point is important but services are not fully under the control of the planning process: plan aims to protect and enhance services
			Q14	<ul style="list-style-type: none"> Policy should cover fracking, wind turbines (of all scales), commercial solar arrays, tidal energy 	<ul style="list-style-type: none"> Noted
			Q15	<ul style="list-style-type: none"> Limited scale of development. No major development in Silverdale 	<ul style="list-style-type: none"> Noted
			Q16	<ul style="list-style-type: none"> Parking at Arnside and Silverdale stations. Short term parking in Silverdale village 	<ul style="list-style-type: none"> Locations noted
			Q17	<ul style="list-style-type: none"> Need for caravan site audit for AONB. Favour no new sites, no expansion of existing sites, no new pitches within site curtilage – in interests of minimising landscape and traffic impact 	<ul style="list-style-type: none"> Data already known. It shows that there are 1684 pitches on 18 sites in the AONB (July 2015). Caravan policy and possible allocations will be informed by evidence including impact assessments
			Q18	<ul style="list-style-type: none"> Add to penultimate point “or will it be required to provide the forthcoming public access to the coastline?” 	<ul style="list-style-type: none"> Noted. This will be considered
			Q20	<ul style="list-style-type: none"> Add land around Leeds Children’s Home and Site A2: important views and visual amenity 	<ul style="list-style-type: none"> Noted
			Q21	<ul style="list-style-type: none"> Set criteria for assessment: clear presumption against development that would have major impact on seascape, landscape or coastal features. No development on the coast at all 	<ul style="list-style-type: none"> Noted
			Q22	<ul style="list-style-type: none"> Restrict development where no mains drainage or sewer, especially near the coast 	<ul style="list-style-type: none"> Noted
			Q25	<ul style="list-style-type: none"> Prepare design guides, with reference to recent successes and failures. Ideas from elsewhere 	<ul style="list-style-type: none"> The DPD is likely to contain design policies, so it will not be necessary to prepare a separate design guide

Arnside & Silverdale AONB Development Plan Document: Interim Consultation Statement September 2016

No	Name	Organisation	Question /Site Ref	Summary of Comments Received	Officer Response
			Q26	<ul style="list-style-type: none"> Favour option (v), though anticipate capacity of the landscape to allow only very small amounts of development 	<ul style="list-style-type: none"> Noted
			Q29	<ul style="list-style-type: none"> Use criteria instead of boundaries, especially helpful in respect of dispersed settlements 	<ul style="list-style-type: none"> Noted, this will be considered
			Q30	<ul style="list-style-type: none"> Identify sites with periodic review. Rule out unsuitable sites now and explain why to prevent repeated proposals for development 	<ul style="list-style-type: none"> Noted and understood. Site assessments for all suggestions will clearly set out why any site is suitable or unsuitable
			Q31	<ul style="list-style-type: none"> Public access to the coast: its potential impact and how best to accommodate it 	<ul style="list-style-type: none"> Noted
			Site A1	<ul style="list-style-type: none"> Support continued use as allotments 	<ul style="list-style-type: none"> Site A1 is being protected as Open Space.
			Site A2	<ul style="list-style-type: none"> Object to development of any sort: part of site is designated SSSI, and adjoins designations; prominent coastal land; development would be conspicuous; adjoins shore access point. Designate as open space 	<ul style="list-style-type: none"> Site A2 is not suitable for development.
			Site A3/20	<ul style="list-style-type: none"> Support designation as open space 	<ul style="list-style-type: none"> Sites A3 and A20 are being protected as Open Space.
			Site A7	<ul style="list-style-type: none"> Object to development: distant from village and services, surrounded by open land; narrow access; visual intrusion on adjoining open access land 	<ul style="list-style-type: none"> Site A7 is not suitable for development.
			Sites A11/12/14/107	<ul style="list-style-type: none"> Consider all sites together 	<ul style="list-style-type: none"> Site A11 is being taken forward for residential development. A small amount of development is proposed on part of Site A12 (A11). Site A14 is not available for development. Site A107 is not suitable for development.
			Site A17	<ul style="list-style-type: none"> Unsuitable for development: edge of village away from services; landscape impact; traffic and road safety 	<ul style="list-style-type: none"> Site A17 is not suitable for development.
			Sites A18/19/23/24	<ul style="list-style-type: none"> Development should not creep up the slope to obscure view across to the fells 	<ul style="list-style-type: none"> Sites A18, 19 and 24 are not suitable for development. Site A23 is being protected as part of a Key Settlement Landscape.

Arnside & Silverdale AONB Development Plan Document: Interim Consultation Statement September 2016

No	Name	Organisation	Question /Site Ref	Summary of Comments Received	Officer Response
			Site A22	<ul style="list-style-type: none"> Site should be left open or not developed to any height 	<ul style="list-style-type: none"> Site A22 is not suitable for development.
			Sites A23/24	<ul style="list-style-type: none"> [no comments made] 	<ul style="list-style-type: none"> Site A23 is being protected as part of a Key Settlement Landscape. Site A24 is not suitable for development.
			Site A25	<ul style="list-style-type: none"> Development would have little impact on landscape. Care with visibility splay at junction with Station Road 	<ul style="list-style-type: none"> Sites A25/26/27 are being taken forward for mixed-use development.
			Sites A26/27	<ul style="list-style-type: none"> Some brownfield and some vulnerable to flooding. Must retain access to path on railway embankment 	<ul style="list-style-type: none"> Sites A25/26/27 are being taken forward for mixed-use development.
			Site A29	<ul style="list-style-type: none"> Support development 	<ul style="list-style-type: none"> Site A29 could more appropriately be dealt with through the Development Management process.
			Site A97	<ul style="list-style-type: none"> Object to development of any sort: open countryside. Distant from amenities; poor and unsafe access; surrounded by designated sites; site planting undertaken in 2002 after quarry activity ceased was a condition; geological and engineering safety in the quarry 	<ul style="list-style-type: none"> Site A97 is not suitable for development.
			Site A106	<ul style="list-style-type: none"> Support development if well-designed and no flood-risk 	<ul style="list-style-type: none"> Site A106 is not suitable for development.
			Site B31	<ul style="list-style-type: none"> Object to development: near village with restricted amenities; LPO; wooded open countryside, access roads narrow 	<ul style="list-style-type: none"> Site B31 is not suitable for development.
			Site B32	<ul style="list-style-type: none"> Closer to village centre and its facilities 	<ul style="list-style-type: none"> Site B32 is not suitable for development.
			Site B33	<ul style="list-style-type: none"> Object to development: remote; narrow access roads; adjoins SSSI; in open countryside, no facilities, already developed as a caravan park 	<ul style="list-style-type: none"> Site B33 is not suitable for development.
			Site B35	<ul style="list-style-type: none"> Brownfield, adjacent to other development, though distant from other facilities. Consider cumulative impacts along with other sites in Sandside/Storth 	<ul style="list-style-type: none"> Site B35 is being taken forward for business or mixed-use development.
			Site B73	<ul style="list-style-type: none"> Distant from services along narrow road 	<ul style="list-style-type: none"> Site B73 is not suitable for development.
			Site B74	<ul style="list-style-type: none"> Object to development: distant from transport and services, part protected by LPO 	<ul style="list-style-type: none"> Site B74 is not suitable for development.

Arnsdale & Silverdale AONB Development Plan Document: Interim Consultation Statement September 2016

No	Name	Organisation	Question /Site Ref	Summary of Comments Received	Officer Response
			Site B76	<ul style="list-style-type: none"> Large site for a small village: traffic problems, LPO 	<ul style="list-style-type: none"> Site B76 is not suitable for development.
			Site W34	<ul style="list-style-type: none"> Good connections with services at Carnforth, but concerns about flood-risk and run-off 	<ul style="list-style-type: none"> This site has full planning permission for residential development
			Sites W88/89/90	<ul style="list-style-type: none"> Large development site: impact on Warton Crag and landscape Ribbon development, urbanising effect 	<ul style="list-style-type: none"> Parts of Sites W88/W89 are being taken forward for residential development. Site W90 is not suitable for development.
			Site Y99	<ul style="list-style-type: none"> Site is within village, but is close to historic buildings; prominent in the village and landscape and distant from facilities 	<ul style="list-style-type: none"> Consent granted for outbuildings and amended vehicular access (13/00798/FUL) for Site Y99. Any amendments to this consent could more appropriately be dealt with through the Development Management process.
			Site Y101	<ul style="list-style-type: none"> Object to development: harm to visual amenity and open countryside views. Would merge Yealand Redmayne and Yealand Storrs 	<ul style="list-style-type: none"> Site Y101 is not suitable for development.
			Site Y103	<ul style="list-style-type: none"> Object: development would merge Yealand Redmayne and Yealand Conyers 	<ul style="list-style-type: none"> Site Y103 is not suitable for development.
			Site S41	<ul style="list-style-type: none"> Brownfield with limited impact on landscape, but remote from services. Access problems. Consider with S46/56/58 	<ul style="list-style-type: none"> Sites S41 and S46 are not available for development. A small amount of development is proposed on part of Site S56.
			Site S46	<ul style="list-style-type: none"> Development of whole site would be inappropriate: too large and distant from services; traffic impact. Favour road frontage development plus S41 	<ul style="list-style-type: none"> Site S46 is not available for development.
			Site S58	<ul style="list-style-type: none"> Object to development: drainage; major site; access and traffic impacts, greenfield agricultural land 	<ul style="list-style-type: none"> Site S58 is not suitable for development.
			Site S56	<ul style="list-style-type: none"> Major development on greenfield site, potential traffic safety and access problems, but small development may be suitable - short walking distance to village centre 	<ul style="list-style-type: none"> A small amount of development is proposed on part of Site S56.
			Site S42	<ul style="list-style-type: none"> Site developed 	<ul style="list-style-type: none"> Site developed, no further consideration
			Site S43/57	<ul style="list-style-type: none"> Part of an important open vista in Silverdale, including Townsfield. Neighbouring property holds restrictive covenant [check] 	<ul style="list-style-type: none"> Site S43 withdrawn Site S57 could more appropriately be dealt with through the Development Management process.

Arnside & Silverdale AONB Development Plan Document: Interim Consultation Statement September 2016

No	Name	Organisation	Question /Site Ref	Summary of Comments Received	Officer Response
				<ul style="list-style-type: none"> S57 – If developed on its own – low rise 	
			Site S45	<ul style="list-style-type: none"> Concern about access and impact on setting of house 	<ul style="list-style-type: none"> Site S45 could more appropriately be dealt with through the Development Management process.
			Sites S44/52	<ul style="list-style-type: none"> Object to development: in open countryside; biological designations; tranquil; water quality risks. Poor access. Leisure or tourism would be inappropriate 	<ul style="list-style-type: none"> Site S44 is not suitable for development. Site S52 was linked to proposed development on S44 and no development was proposed on S52 itself.
			Site S47	<ul style="list-style-type: none"> Planning consent granted on this site. Work started 	<ul style="list-style-type: none"> Agreed. Consent granted for residential development on Site S47 (13/00085/FUL).
			Site S48	<ul style="list-style-type: none"> Object to development: no access, valuable footpath across it, not available – owner not willing 	<ul style="list-style-type: none"> Site S48 is not suitable for development.
			Site S49	<ul style="list-style-type: none"> Support development on well-connected site 	<ul style="list-style-type: none"> Site S49 could more appropriately be dealt with through the Development Management process.
			Site S50	<ul style="list-style-type: none"> Major site: unsuitable for large development. Owner does not want it built on. 	<ul style="list-style-type: none"> Site withdrawn
			Site S53	<ul style="list-style-type: none"> Needs care with design, visual impact and access point - access may not be suitable 	<ul style="list-style-type: none"> Site S53 is not available for development.
			Site S54	<ul style="list-style-type: none"> Suitable but long pedestrian access to village 	<ul style="list-style-type: none"> Site undeliverable
			Site S55	<ul style="list-style-type: none"> Object to development: prominent site in open countryside, away from services. 	<ul style="list-style-type: none"> Site S55 is not suitable for development.
			Site S70	<ul style="list-style-type: none"> Suitable as a car park 	<ul style="list-style-type: none"> Site S70 is being taken forward for mixed-use development.
			Site S98	<ul style="list-style-type: none"> Object to development: greenfield site in open countryside away from services 	<ul style="list-style-type: none"> Site S98 is not suitable for development.
279	Mr Stephen Gibbs		Q1	<ul style="list-style-type: none"> All development in the AONB should be considered major development and permitted on an exceptional basis only if there are sustainable reasons 	<ul style="list-style-type: none"> See response to rep 26
			Q2	<ul style="list-style-type: none"> Yes, but questions basis of 72 properties. Suggestion that some needs could be met outside the AONB 	<ul style="list-style-type: none"> AONB Housing Needs Survey (2014) gives a good indication of needs arising in all settlements. However, we do not believe it is necessary to identify an AONB-specific housing requirement. The draft plan will be guided by the capacity of the landscape to accommodate development within the AONB, based on our interpretation of the

Arnside & Silverdale AONB Development Plan Document: Interim Consultation Statement September 2016

No	Name	Organisation	Question /Site Ref	Summary of Comments Received	Officer Response
				<ul style="list-style-type: none"> Could parts of existing caravan sites be used where there are already facilities? 	<p>NPPF, including paragraphs 14 (with footnote 9) and 115. Some housing needs may be met outside the AONB if suitable sites are not available within</p> <ul style="list-style-type: none"> Caravan sites are not residential, and do not contribute towards housing requirements or targets
			Q3	<ul style="list-style-type: none"> Visitor Travel survey, population breakdown 	<ul style="list-style-type: none"> Noted
			Q4	<ul style="list-style-type: none"> Amend supplementary vision to begin: “Any new housing...” 	<ul style="list-style-type: none"> Noted, this will be considered
			Q6	<ul style="list-style-type: none"> Policy starting point should be 100% affordable. Encourage self-build, make it easier to convert larger houses, community schemes, seek Govt grants etc. Avoid large executive houses subsidising low cost housing – this is inappropriate and another model must be found 	<ul style="list-style-type: none"> Noted. Affordable housing likely to be guided by need, combined with viability calculations The draft plan will be guided by the capacity of the landscape to accommodate development within the AONB, based on our interpretation of the NPPF, including paragraphs 14 (with footnote 9) and 115. The Housing Needs Survey identified needs including by type/size of property
			Q7	<ul style="list-style-type: none"> Yes, for new housing 	<ul style="list-style-type: none"> Noted
			Q12	<ul style="list-style-type: none"> Cycleways, coastal footpath, parking at Silverdale station and in Silverdale village, fast broadband, better mobile coverage, bury overhead electricity cables 	<ul style="list-style-type: none"> Noted. Some of these items are outside the control of the DPD
			Q15	<ul style="list-style-type: none"> Acknowledge limited scope for improving AONB roads: meaning development should be limited. Promote cycling and public transport. Country lane lay-bys for walkers 	<ul style="list-style-type: none"> Noted
			Q16	<ul style="list-style-type: none"> See response to 12 and 15 	<ul style="list-style-type: none"> Noted
			Q17	<ul style="list-style-type: none"> No new caravan sites or further expansion. Surveys needed of what exists 	<ul style="list-style-type: none"> Data already known. It shows that there are 1684 pitches on 18 sites in the AONB (July 2015). Caravan policy and possible allocations will be informed by evidence including impact assessments
			Q18	<ul style="list-style-type: none"> Acknowledge the special character of open spaces within Silverdale. Avoid temptation to 	<ul style="list-style-type: none"> Noted. Open space policies are designed to protect land within the built up areas from

Arnside & Silverdale AONB Development Plan Document: Interim Consultation Statement September 2016

No	Name	Organisation	Question /Site Ref	Summary of Comments Received	Officer Response
				infill: retain village open spaces as essential to character	development. All open space proposals will be considered separately prior to publication of draft DPD
			Q20	<ul style="list-style-type: none"> Designate the coastline, protect Site A2 from development and Leeds Children's Home for inappropriate development 	<ul style="list-style-type: none"> Noted
			Q23	<ul style="list-style-type: none"> Lack of mains drainage in Silverdale limits future development opportunities 	<ul style="list-style-type: none"> Noted and understood. Infrastructure needs and capacities are under consideration to inform the draft DPD
			Q25	<ul style="list-style-type: none"> Consider what works/doesn't work: good example at Cove Orchard and Stoneleigh Court; Royal Hotel, West Lindeth and next to Masonic Lodge not good 	<ul style="list-style-type: none"> Noted
			Q26	<ul style="list-style-type: none"> Summary of general observations (detail) in favour of the benefits offered by the AONB. Favour development in Carnforth and Milnthorpe where sites and services available 	<ul style="list-style-type: none"> Infrastructure needs and capacities are under consideration to inform the draft DPD
			Q29	<ul style="list-style-type: none"> Boundary for Silverdale inappropriate because of fragmented nature of settlement, which is an essential and characteristic feature 	<ul style="list-style-type: none"> Noted
			Q30	<ul style="list-style-type: none"> Phasing is essential 	<ul style="list-style-type: none"> Noted. Phasing will be applied as a way of guiding development throughout the plan period
			Q31	<ul style="list-style-type: none"> Restrict caravan movement times to ease congestion. Avoid suburbanisation of villages (street furniture, signs, white lines) Do not wish to increase signage but consider 40mph limit for whole AONB 	<ul style="list-style-type: none"> Noted, although evidence required for this Noted: some of this is outside the remit of planning Noted: subject to consideration by two highway authorities
			Site A2	<ul style="list-style-type: none"> Protect from development 	<ul style="list-style-type: none"> Site A2 is not suitable for development.
			Site S46	<ul style="list-style-type: none"> Concern about traffic levels on Lindeth Road, but support development on road frontage. Incorporate failed café into affordable housing scheme 	<ul style="list-style-type: none"> Site S46 is not available for development.
			Site S48	<ul style="list-style-type: none"> Object to development: no access, significant wildlife site, part not available, limestone pavement order, public footpath, privacy issues 	<ul style="list-style-type: none"> Site S48 is not suitable for development.

Arnside & Silverdale AONB Development Plan Document: Interim Consultation Statement September 2016

No	Name	Organisation	Question /Site Ref	Summary of Comments Received	Officer Response
			Site S49	<ul style="list-style-type: none"> Support development for housing if sympathetic 	<ul style="list-style-type: none"> Site S49 could more appropriately be dealt with through the Development Management process.
280	Mr John Scargill	Beetham Parish Council	Q20	<ul style="list-style-type: none"> Propose that sites at Beetham Sports Field, Storth Recreation Ground and Dixies at Sandside be protected as open spaces (map) 	<ul style="list-style-type: none"> Noted: these suggestions have been received. All open space proposals will be considered separately prior to publication of draft DPD
			Q26	<ul style="list-style-type: none"> Aware of balance between need for development and the protection of the AONB from development in the NPPF. Recognise significances of the parish and the limitations (e.g. narrow roads). Main focus on promoting brownfield sites and improving Quarry Lane 	<ul style="list-style-type: none"> Noted. Brownfield sites are under consideration for development
			Sites B31/33	<ul style="list-style-type: none"> Object to expansion of caravan park: conflict with landscape and biodiversity; adverse impact on narrow roads 	<ul style="list-style-type: none"> Sites B31 and B33 are not suitable for development.
			Site B32	<ul style="list-style-type: none"> Object to development: Unsuitable for significant housing; narrow access from private road; high landscape value and impact on Conservation Area 	<ul style="list-style-type: none"> Site B32 is not suitable for development.
			Site B73	<ul style="list-style-type: none"> Object to development: popular recreation area includes woodland and limestone pavement; landscape and biodiversity. Narrow road access 	<ul style="list-style-type: none"> Site B73 is not suitable for development.
			Site B74	<ul style="list-style-type: none"> Object to development on greenfield site: landscape and biodiversity, woodland and limestone pavement 	<ul style="list-style-type: none"> Site B74 is not suitable for development.
			Site B75	<ul style="list-style-type: none"> Object to development on greenfield site: landscape and biodiversity value with public access 	<ul style="list-style-type: none"> Site B75 is not suitable for development.
			Site B76	<ul style="list-style-type: none"> Object to development on greenfield site: includes extensive limestone pavement and woodland; high landscape and biodiversity value; prominent site with poor access 	<ul style="list-style-type: none"> Site B76 is not suitable for development.
			Site B104	<ul style="list-style-type: none"> Development or redevelopment within site curtilage may be acceptable with form and material to respect existing buildings 	<ul style="list-style-type: none"> Site B104 would more appropriately be dealt with through the Development Management process.
			Sites B108/109/110	<ul style="list-style-type: none"> Narrow access. High landscape value. Very limited development of eastern portion of 	<ul style="list-style-type: none"> Site B108 is being taken forward for residential development.

Arnside & Silverdale AONB Development Plan Document: Interim Consultation Statement September 2016

No	Name	Organisation	Question /Site Ref	Summary of Comments Received	Officer Response
				B108/110 may be acceptable if in keeping with Conservation Area character and views into and from AONB.	<ul style="list-style-type: none"> Part of Site B109 is being taken forward for residential development. B110 is being taken forward for residential development as part of B108.
			Site B112	<ul style="list-style-type: none"> Potential infill site if developed with respect to character of the Conservation Area and view into and from the AONB 	<ul style="list-style-type: none"> Site B112 is being taken forward for residential development.
			Sites B35/38	<ul style="list-style-type: none"> Brownfield site 	<ul style="list-style-type: none"> Noted. Site B35 is being taken forward for business or mixed-use development. Site B38 is being taken forward for mixed use development.
			Site B36	<ul style="list-style-type: none"> Brownfield site: design should acknowledge high landscape value of setting 	<ul style="list-style-type: none"> Site B36 withdrawn.
			Site B37	<ul style="list-style-type: none"> Brownfield site: poor access; any development must account for large historic heronry. 	<ul style="list-style-type: none"> Site B37 is not suitable for development.
			Site B39	<ul style="list-style-type: none"> Brownfield site. Land to east has high biodiversity value 	<ul style="list-style-type: none"> Site B39 is not suitable for development.
			Site B40	<ul style="list-style-type: none"> Object to development: high landscape and biodiversity value. Limited access 	<ul style="list-style-type: none"> Site B40 is not suitable for development.
			Site B77	<ul style="list-style-type: none"> Support as open space 	<ul style="list-style-type: none"> Site B77 is not suitable for development.
			Site B78	<ul style="list-style-type: none"> Development should require improvement of un-adopted Nun's Avenue and respect landscape/biodiversity value of wider area 	<ul style="list-style-type: none"> Site B78 is not suitable for development.
			Site B79	<ul style="list-style-type: none"> Object to development: high landscape and biodiversity value; long standing access and recreational use. Poor road access. Major development 	<ul style="list-style-type: none"> Site B79 is not suitable for development.
			Site B80	<ul style="list-style-type: none"> Object to development: landscape and biodiversity value; widely used by the public 	<ul style="list-style-type: none"> Site B80 is being protected as Open Space
			Site B81	<ul style="list-style-type: none"> Proposed by the Parish Council for development. Support to access through TP site to access land to rear 	<ul style="list-style-type: none"> Site B81 is being taken forward for mixed use development.
			Site B113	<ul style="list-style-type: none"> Development acceptable if site assembly can be achieved from multiple ownerships 	<ul style="list-style-type: none"> Site B113 is not available for development.

Arnside & Silverdale AONB Development Plan Document: Interim Consultation Statement September 2016

No	Name	Organisation	Question /Site Ref	Summary of Comments Received	Officer Response
			Site B114	<ul style="list-style-type: none"> Object to development: high landscape and biodiversity value. Close to Teddy Heights reserve. Limited access with no footpaths 	<ul style="list-style-type: none"> This site suggestion has been withdrawn by the new owners
			Site B115	<ul style="list-style-type: none"> Suitable for infill, but with care for the immediate landscape 	<ul style="list-style-type: none"> Site B115 could more appropriately be dealt with through the Development Management process.
			Site B116	<ul style="list-style-type: none"> Object to development: poor access on Quarry Lane. Major development too big for Storth 	<ul style="list-style-type: none"> Site B116 is not suitable for development.
			Site B117	<ul style="list-style-type: none"> Support access road through B81 to access development of this site 	<ul style="list-style-type: none"> Site B117 is not suitable for development.
281	Ms Kerstin Nagel		Q26	<ul style="list-style-type: none"> Oppose development in Silverdale, except for council houses for local people; concern about village character, traffic on narrow roads, caravan developments, empty properties, impact on biodiversity, loss of open land. Favour brownfield development, use of empty buildings 	<ul style="list-style-type: none"> Noted. Affordable housing likely to be guided by need, combined with viability calculations. Brownfield sites are under consideration for development
282	Mr George Wright		Site A15	<ul style="list-style-type: none"> Object to development: designate as open space: limestone grassland which floods regularly 	<ul style="list-style-type: none"> Site A15 is not suitable for development.
283	Mr Allan and Mrs Helen Sayers		Site Y103	<ul style="list-style-type: none"> Object to ribbon development: no mains drainage or sewers and close to existing soakaways; close to listed buildings; access, traffic, road safety, flood-risk, school capacity, limited services. Concern about bus service cuts 	<ul style="list-style-type: none"> Site Y103 is not suitable for development.
284	Ms Wisdom	Lancashire Wildlife Trust	Q23	<ul style="list-style-type: none"> Lack of mains sewerage is a major problem in much of the AONB. Resolution requires enforcement, better monitoring, and better design standards. Diffuse pollution is compromising water bodies 	<ul style="list-style-type: none"> Noted and understood. Infrastructure needs and capacities are under consideration to inform the draft DPD
			Q18	<ul style="list-style-type: none"> Include orchards and relict orchards in elements list 	<ul style="list-style-type: none"> Noted and agreed
			Q22	<ul style="list-style-type: none"> Many sites have direct or indirect impacts on designations, including local wildlife sites. Expect these to be screened out. Concern also about restoration potential for biodiversity, including key linkages (ecological networks) 	<ul style="list-style-type: none"> Noted and understood. The draft plan will be guided by the capacity of the landscape to accommodate development within the AONB, based on our interpretation of the NPPF, including paragraphs 14 (with footnote 9) and 115. The site

Arnside & Silverdale AONB Development Plan Document: Interim Consultation Statement September 2016

No	Name	Organisation	Question /Site Ref	Summary of Comments Received	Officer Response
				<ul style="list-style-type: none"> Support required for key species that form part of the settlement character: diversity of species and species assemblages 	<p>suggestions are the result of a 'Call for Sites' process designed to help ensure that as many sites as possible were considered in order to select the most appropriate sites. At this stage, the process has not allocated any sites for development: all potential development sites that overlap a biodiversity designation have been excluded from further consideration</p> <ul style="list-style-type: none"> Noted: need information on the species under consideration
285	Mr Michael Barry	Cumbria County Council	Q1	<ul style="list-style-type: none"> Major development is addressed in national policy and guidance and need not be defined in the DPD 	<ul style="list-style-type: none"> See response to rep 26
			Q2/8	<ul style="list-style-type: none"> DPD should identify specific development sites to cover the plan period, using SHMA information. Allocations require detailed environmental consideration 	<ul style="list-style-type: none"> Noted and agreed
			Q3	<ul style="list-style-type: none"> Robust assessment of infrastructure requirements and economic development interventions, and set out in IDP 	<ul style="list-style-type: none"> Noted. Infrastructure needs and capacities are under consideration to inform the draft DPD
			Q4	<ul style="list-style-type: none"> Amend "protects" to "conserve" in first bullet 	<ul style="list-style-type: none"> Noted. We will consider this
			Q6	<ul style="list-style-type: none"> % guided by evidence in SHMA and any subsequent work including viability evidence. Market housing may be a cross-subsidy option on exception sites 	<ul style="list-style-type: none"> Noted and agreed. Affordable housing likely to be guided by need, combined with viability calculations
			Q7	<ul style="list-style-type: none"> Occupation restrictions may not be in line with NPPF and may hinder housing delivery 	<ul style="list-style-type: none"> Noted
			Q9	<ul style="list-style-type: none"> Follow existing planning policy framework, including impact on AONB character 	<ul style="list-style-type: none"> Noted
			Q10	<ul style="list-style-type: none"> Use sustainable brownfield sites first and maximise opportunities to do so, but no need for sequential testing in a policy – could place unnecessary barriers to otherwise appropriate sites 	<ul style="list-style-type: none"> Noted. Affordable housing likely to be guided by need, combined with viability calculations
			Q11	<ul style="list-style-type: none"> Not appropriate: guide by local character and case by case 	<ul style="list-style-type: none"> Noted and agreed. Approach to density based on NPPF para 47

Arnside & Silverdale AONB Development Plan Document: Interim Consultation Statement September 2016

No	Name	Organisation	Question /Site Ref	Summary of Comments Received	Officer Response
			Q12	<ul style="list-style-type: none"> Yes, with appropriate delivery strategy in IDPs. Need to work with County Councils to quantify requirements 	<ul style="list-style-type: none"> Noted and agreed
			Q13	<ul style="list-style-type: none"> Support creative AONB-specific approach to employment development 	<ul style="list-style-type: none"> Noted
			Q14	<ul style="list-style-type: none"> Large scale energy developments would not fit with AONB character. Small scale energy development may be appropriate, esp solar. Policy should refer to AONB setting 	<ul style="list-style-type: none"> Noted and agreed
			Q15	<ul style="list-style-type: none"> Need for appropriate access arrangements and for developments to be sustainably located. Promote sustainable transport, including cycleways and pedestrian links. Use of developer contributions to provide or fund. Enhancements to Arnside station. Reduce car dependence and support visitor economy 	<ul style="list-style-type: none"> Noted, including location
			Q17	<ul style="list-style-type: none"> Consider against established policy and character of the AONB 	<ul style="list-style-type: none"> Noted. Caravan policy and possible allocations will be informed by evidence including impact assessments
			Q18/19/20	<ul style="list-style-type: none"> Support approach to designation of important open spaces 	<ul style="list-style-type: none"> Noted
			Q21	<ul style="list-style-type: none"> Specific policy on the conservation of the landscape character and visual amenity, with reference to specific landscape character assessments. This should specify how landscape characteristics are conserved when considering new development 	<ul style="list-style-type: none"> Noted and agreed
			Q22	<ul style="list-style-type: none"> Expand on national or local policy if detail of protection/local evidence warrants it 	<ul style="list-style-type: none"> Noted
			Q23	<ul style="list-style-type: none"> Drainage and sewerage facilities are critical. Sewerage treatment should be guided by EA standard conditions. CCC can supply policy wording 	<ul style="list-style-type: none"> Noted. Infrastructure needs and capacities are under consideration to inform the draft DPD
			Q24	<ul style="list-style-type: none"> Make use of Conservation Area Appraisals, Historic Designed Landscape Survey and Traditional Orchards Survey. Cross reference 	<ul style="list-style-type: none"> Noted

Arnside & Silverdale AONB Development Plan Document: Interim Consultation Statement September 2016

No	Name	Organisation	Question /Site Ref	Summary of Comments Received	Officer Response
				these studies to design, open space, landscape and historic environment policies	
			Q25	<ul style="list-style-type: none"> Consider detailed design guidance, which could be incorporated into DPD policy (or a Supplementary Planning Document) 	<ul style="list-style-type: none"> The DPD is likely to contain design policies, so it will not be necessary to prepare a separate design guide
286	Mr Robert Pickup		Site B75	<ul style="list-style-type: none"> Site recently annexed by Dallam Estate, despite having had open access for over 150 years. Designate as open space 	<ul style="list-style-type: none"> Site B75 is not suitable for development.
			Site B80	<ul style="list-style-type: none"> Site with open access for over 150 years. Designate as open space 	<ul style="list-style-type: none"> Site B80 is being protected as Open Space
287	Mr Eric Roberts	Electricity North West	General	<ul style="list-style-type: none"> Reference to ENW responsibilities and relationship with potential developers. Scope for some impact on infrastructure, subject to decisions or preferences on site allocations Mapping service available which shows ENW assets (at cost) 	<ul style="list-style-type: none"> Noted. Infrastructure needs and capacities are under consideration to inform the draft DPD Noted and welcomed
288	Mr Andrew Tait	Steven Abbott Associates	Site Y102	<ul style="list-style-type: none"> Letter in support of original site suggestion, for residential development 	<ul style="list-style-type: none"> Site Y102 is not suitable for development.
289	Mr Andrew Tait	Steven Abbott Associates	Site A7	<ul style="list-style-type: none"> Letter in support of original site suggestion, for residential development 	<ul style="list-style-type: none"> Site A7 is not suitable for development.
290	Mr Andrew Tait	Steven Abbott Associates	Site Y101	<ul style="list-style-type: none"> Letter in support of original site suggestion, for residential development 	<ul style="list-style-type: none"> Site Y102 is not suitable for development.
291	Ms Ann Gegg		Q8	<ul style="list-style-type: none"> Need smaller and cheaper housing, not 4-beds 	<ul style="list-style-type: none"> Noted. The Housing Needs Survey identified needs including by type/size of property
			Q15	<ul style="list-style-type: none"> Concern about traffic and road safety on narrow roads, and about loss of public transport 	<ul style="list-style-type: none"> Noted. Infrastructure needs and capacities are under consideration to inform the draft DPD
			Q23	<ul style="list-style-type: none"> Concern about building over soakaways, and about drainage and flood-risk in Silverdale 	<ul style="list-style-type: none"> Noted and understood
292	Mr David Parker		Sites S43/53/54	<ul style="list-style-type: none"> Object to development: concern about access along narrow roads, and road safety; loss of good pasture. Concern about flood-risk, drainage, biodiversity and loss of views from the school. Develop alternatives elsewhere 	<ul style="list-style-type: none"> Site S43 withdrawn Site S53 is not available for development. Site S54 is not suitable for development.
293	Mr Michael Redman		Q30	<ul style="list-style-type: none"> DPD requires implementation plan that is phased across 5 year periods to relate to 	<ul style="list-style-type: none"> Noted. Phasing will be applied as a way of guiding development throughout the plan period

Arnside & Silverdale AONB Development Plan Document: Interim Consultation Statement September 2016

No	Name	Organisation	Question /Site Ref	Summary of Comments Received	Officer Response
				housing needs surveys, to avoid inappropriate development	
294	Mr Bob & Mrs Sue Harrison		Site A7	<ul style="list-style-type: none"> Concern about impact that development would have on traffic and road safety on Knott Lane 	<ul style="list-style-type: none"> Site A7 is not suitable for development.
295	Mr Neil & Mrs Michelle Entwistle		Site S43	<ul style="list-style-type: none"> Owners of site S43: wish it to be withdrawn from consideration 	<ul style="list-style-type: none"> Noted and agreed: site withdrawn

Arnside & Silverdale AONB Development Plan Document: Interim Consultation Statement September 2016

No	Name	Organisation	Question /Site Ref	Summary of Comments Received	Officer Response
ES1	Mr N.M. Dyson		Site B120	<ul style="list-style-type: none"> • Access unsuitable. Road can't cope with current traffic levels. Unsafe, untreated in winter. • Water pressure below national minimum standard • Limited local amenities 	<ul style="list-style-type: none"> • Infrastructure needs and capacities are under consideration to inform the draft DPD. • Site B120 is not suitable for development.
ES2	Ms Steph Rhodes	Lancashire County Council		<ul style="list-style-type: none"> • Nothing to add to comments sent in response to previous consultation 	<ul style="list-style-type: none"> • Noted
ES3	Dr Colin Peacock		Site W128	<ul style="list-style-type: none"> • Extension to village footprint • Distant from village centre and school 	<ul style="list-style-type: none"> • Site W128 is not suitable for development.
ES4	Ms Alison Chippendale	Health & Safety Executive	General	<ul style="list-style-type: none"> • No representation to make at this stage • Would like to be consulted when specific site allocation proposals are put forward 	<ul style="list-style-type: none"> • Noted
ES5	Ms Fiona Pudge	Sport England	Site S126	<ul style="list-style-type: none"> • Would result in loss of part of golf course – object unless either: a needs assessment demonstrates it is surplus to requirements OR this part of the golf course is replaced by an equivalent or better quantity and quality • Suggest consult with England Golf to ascertain whether this portion of golf course is surplus to requirements 	<ul style="list-style-type: none"> • Site S126 is not suitable for development.
ES6	Mr & Mrs Bennett		Site S127	<ul style="list-style-type: none"> • Local highways and drainage insufficient • Harm the landscape / tranquillity • Harm local wildlife habitats • Risk of loss of mature oak tree • Contradicts AONB designation 	<ul style="list-style-type: none"> • Infrastructure needs and capacities are under consideration to inform the draft DPD • The impacts of potential development on the landscape will be assessed and used to inform the draft DPD. • Sites that have passed the exclusion tests and are under consideration for allocation will be subject to a specific biodiversity assessment • Site S127 withdrawn.
ES7	Denise Challenor	Silverdale Parish Council	Site S126	<ul style="list-style-type: none"> • Would result in loss of part of golf course • Unsustainable location far from village centre • Visually intrusive 	<ul style="list-style-type: none"> • Noted. • The impacts of potential development on the landscape will be assessed and used to inform the draft DPD • Site S126 is not suitable for development.
			Site S127	<ul style="list-style-type: none"> • Green field site surrounded by woodland/fields 	<ul style="list-style-type: none"> • Site S127 withdrawn.

Arnside & Silverdale AONB Development Plan Document: Interim Consultation Statement September 2016

				<ul style="list-style-type: none"> • Adjacent woodland is Biological Heritage Site • TPO nearby • Away from village centre • Visual impact 	
ES8	Mr David Wood		Silverdale	<ul style="list-style-type: none"> • Lack of sewerage system means any development will exacerbate groundwater contamination from septic tanks/package sewage treatment plants • Not possible to meet EU requirements/Building regulations – no development should be permitted until issues resolves • EU Directive requires areas with over 2000 residents to have wastewater collection systems 	<ul style="list-style-type: none"> • Infrastructure needs and capacities are under consideration to inform the draft DPD
ES9	Mr Michael Bolton		Site S126/ S127	<ul style="list-style-type: none"> • Green field sites • Restricted vehicular access • No mains sewerage 	<ul style="list-style-type: none"> • Infrastructure needs and capacities are under consideration to inform the draft DPD. • Site S126 is not suitable for development. • Site S127 withdrawn.
ES10	Mr Karl Saxon			<ul style="list-style-type: none"> • New site suggestion north of Black Dyke Road, Arnside 	<ul style="list-style-type: none"> • Site suggestion received and being subject to assessment
ES11	Mr Alan Reeves		Site S127	<ul style="list-style-type: none"> • Detrimental impact on natural setting • Would result in congestion and safety issues on Bottoms Lane • Impact on views and landscape 	<ul style="list-style-type: none"> • Infrastructure needs and capacities are under consideration to inform the draft DPD • The impacts of potential development on the landscape will be assessed and used to inform the draft DPD • Site S127 withdrawn.
ES12	Ms Jane Harvey		Site S126/S127	<ul style="list-style-type: none"> • Impact on visual amenity • Greenfield site beyond established limits of village core resulting in urbanisation • Set a precedence for further development • Modern buildings would impact on character of older buildings nearby • Trees subject to TPOs 	<ul style="list-style-type: none"> • The impacts of potential development on the landscape will be assessed and used to inform the draft DPD. • Site S126 is not suitable for development. • Site S127 withdrawn.
			Site B123	<ul style="list-style-type: none"> • Impact on visual amenity and landscape • Beyond established limits of village core resulting in urbanisation • Isolated location 	<ul style="list-style-type: none"> • The impacts of potential development on the landscape will be assessed and used to inform the draft DPD. • Site B123 is not suitable for development.

Arnside & Silverdale AONB Development Plan Document: Interim Consultation Statement September 2016

			Site W128	<ul style="list-style-type: none"> Impact on visual amenity and landscape Beyond established limits of village core resulting in urbanisation Visible from Warton Crag 	<ul style="list-style-type: none"> The impacts of potential development on the landscape will be assessed and used to inform the draft DPD. Site W128 is not suitable for development.
ES13	Dr James Edwards		Site B120	<ul style="list-style-type: none"> Part of site is subject to Limestone Pavement Order Access to site is inappropriate and unsafe for vehicles and pedestrians Low water pressure and no mains drainage in the area Lack of local facilities, including public transport Likely cost of any new homes too high for locals – existing houses not selling Existing development here has negative impact on topography and woodland landscape Slackhead development would not have been approved had AONB designation been in place at the time Would destroy important wildlife and woodland habitat 	<ul style="list-style-type: none"> Infrastructure needs and capacities are under consideration to inform the draft DPD. Sites that have passed the exclusion tests and are under consideration for allocation will be subject to a specific biodiversity assessment All potential development sites that overlap a biodiversity/geodiversity designation have been excluded from further consideration Site B120 is not suitable for development.
ES14	Dr Richard Neary		Site S127	<ul style="list-style-type: none"> Development would destroy tranquillity of this part of the village Bottoms Lane unsuitable for further traffic More suitable sites in the Lancaster area 	<ul style="list-style-type: none"> Infrastructure needs and capacities are under consideration to inform the draft DPD Some housing needs may be met outside the AONB if suitable sites are not available within Site S127 withdrawn.
ES15	Ms Gail Armstrong		Site S127	<ul style="list-style-type: none"> Development of this site would harm the AONB designation Harm to landscape and views Limestone close to the surface BAP Priority Habitat Site contains features that the Sustainability Appraisal says should be protected such as walls, trees, hedgerows. 	<ul style="list-style-type: none"> The impacts of potential development on the landscape will be assessed and used to inform the draft DPD Site S127 withdrawn.
ES16	Ms Emily Hrycan	Historic England		<ul style="list-style-type: none"> No comments to make at this stage 	<ul style="list-style-type: none"> Noted
ES17	Mr David Alexander		Site B120	<ul style="list-style-type: none"> Assess against considerations set out in introduction to Issues and options paper Unsustainable area with no services 	<ul style="list-style-type: none"> The impacts of potential development on the landscape will be assessed and used to inform the draft DPD.

Arnside & Silverdale AONB Development Plan Document: Interim Consultation Statement September 2016

				<ul style="list-style-type: none"> Slackhead development probably should not have been allowed – visually intrusive from wide area Development should be for local needs only Large, greenfield site Out of scale and at odds with intimate AONB landscape Local infrastructure (roads and services) cannot cope 	<ul style="list-style-type: none"> Infrastructure needs and capacities are under consideration to inform the draft DPD Site B120 is not suitable for development.
ES18	Keith Reed		Site S126	<ul style="list-style-type: none"> Isolated, unsustainable site Create a precedent for further isolated developments 	<ul style="list-style-type: none"> Site S126 is not suitable for development.
			Site S42	<ul style="list-style-type: none"> Create a precedent for further isolated developments Open attractive area - views would be harmed Harm rural nature / landscape character of area Would constitute major development 	<ul style="list-style-type: none"> This site is already developed
ES19	Mr Andrew Hunton	Cumbria Constabulary		<ul style="list-style-type: none"> No observations or comments to make at this time 	<ul style="list-style-type: none"> Noted
ES20	Mr Nick Smith	Network Rail		<ul style="list-style-type: none"> No comments to make at this time 	<ul style="list-style-type: none"> Noted
ES21	Mr Wallace Park		Site S127	<ul style="list-style-type: none"> Beautiful, tranquil, rural area close to biological heritage site and woodland and characteristic of AONB Road unsuitable for additional traffic Monotonous, urban style housing inappropriate No mains sewage system 	<ul style="list-style-type: none"> Site S127 withdrawn.
ES22	Mr Brian Lunt		Site A7	<ul style="list-style-type: none"> Prominent, open, highly visible and large site Harm views from Arnside Knott and its appeal to visitors/walkers Site intrinsic to natural beauty of AONB and its development would contravene the designation Knott Lane unsuitable for additional traffic 	<ul style="list-style-type: none"> The impacts of potential development on the landscape will be assessed and used to inform the draft DPD. Infrastructure needs and capacities are under consideration to inform the draft DPD Site A7 is not suitable for development.
ES23	Mr Jeremy Pickup	Environment Agency		<ul style="list-style-type: none"> No comments to make on specific sites at this stage Sequential test must be applied during the site selection process to ensure new development is steered away from areas of flood risk – use EA's soon-to-be-updated flood risk maps 	<ul style="list-style-type: none"> Noted

Arnside & Silverdale AONB Development Plan Document: Interim Consultation Statement September 2016

ES24	Mrs E Threfall			<ul style="list-style-type: none"> Only brownfield sites should be developed 	<ul style="list-style-type: none"> Noted.
ES25	Mr & Mrs K Conlon		Site B120	<ul style="list-style-type: none"> Severely impinge on AONB special qualities No local services or facilities Local infrastructure unsuitable for further development including roads, sewers, public transport, drainage etc 	<ul style="list-style-type: none"> Site B120 is not suitable for development.
ES26	Mrs Pam Davies		Site S127	<ul style="list-style-type: none"> Outside existing village footprint Adjacent Grade II listed farmhouse and limekiln TPO on large veteran oak tree Development would be contrary to AONB designation and would set a precedent for further development Road not suitable for additional traffic 	<ul style="list-style-type: none"> Site S127 withdrawn.
			Site B120	<ul style="list-style-type: none"> Visually intrusive across a wide area of the AONB Access roads unsuitable to accommodate further traffic Site remote from bus routes, schools and other facilities 	<ul style="list-style-type: none"> Site B120 is not suitable for development.
ES27	Mr Henry Parrott		Site B120	<ul style="list-style-type: none"> Access to site is inappropriate and unsafe for vehicles and pedestrians Low water pressure and no mains drainage in the area Lack of local facilities, including public transport Likely cost of any new homes too high for locals Existing development here has negative impact on topography and woodland landscape Slackhead development would not have been approved had AONB designation been in place at the time Would destroy important wildlife and woodland habitat 	<ul style="list-style-type: none"> Sites that have passed the exclusion tests and are under consideration for allocation will be subject to a specific biodiversity assessment. Site B120 is not suitable for development.
ES28	Mr E W Craker		Sites B118/B119	<ul style="list-style-type: none"> Sites should be used for housing to remediate eyesore 	<ul style="list-style-type: none"> Sites B118 and B119 are being taken forward for mixed use development.
			Site B121	<ul style="list-style-type: none"> Greenfield site with severe access difficulties 	<ul style="list-style-type: none"> Site B121 is not suitable for development.
			Site B122	<ul style="list-style-type: none"> Greenfield element should not be developed Southern half/old coal yard should be used for housing to remediate eyesore 	<ul style="list-style-type: none"> Site B122 is being taken forward for mixed use development.

Arnside & Silverdale AONB Development Plan Document: Interim Consultation Statement September 2016

			Site B123	<ul style="list-style-type: none"> Isolated site, often waterlogged and prone to flooding Greenfield – should not be developed 	<ul style="list-style-type: none"> Site B123 is not suitable for development.
			Site B124	<ul style="list-style-type: none"> Site should be used for housing to remediate eyesore 	<ul style="list-style-type: none"> Site B124 is being taken forward for mixed use development.
			Site B125	<ul style="list-style-type: none"> Some logic to including this site if developed alongside neighbouring land such as B81 Ship Inn is an asset to the village/wider area and should be retained 	<ul style="list-style-type: none"> A small part of Site B125 is being taken forward to facilitate mixed-use development of the surrounding sites (B81).
ES29	Mrs Jean Holden		Site B123	<ul style="list-style-type: none"> Woodland forms a wind barrier, protecting properties and is an amenity for residents Flood risk and flood defence Tourist draw – views over estuary and fells 	<ul style="list-style-type: none"> Site B123 is not suitable for development.
			Site B125	<ul style="list-style-type: none"> Ship In is a popular public house and valuable local amenity that should be retained Flood risk 	<ul style="list-style-type: none"> A small part of Site B125 is being taken forward to facilitate mixed-use development of the surrounding sites (B81).
ES30	Mrs Gillian Maltas		Site S127	<ul style="list-style-type: none"> Development would create a blot on the landscape and give the area a 'built up' feeling Lane cannot cope with additional traffic Trees on site subject to TPO 	<ul style="list-style-type: none"> Site S127 withdrawn.
ES31	Mr Timothy Procter		Sites S126/S127	<ul style="list-style-type: none"> Tranquil greenfield site outside village and away from village centre Impact on neighbouring properties 	<ul style="list-style-type: none"> Site S126 is not suitable for development. Site S127 withdrawn.
ES32	Mrs Anne Porter		Site S127	<ul style="list-style-type: none"> Harm to limestone, pastoral landscape and precious, rare habitats TPO on mature oak tree Harm to vernacular character and listed buildings Lane too narrow - unsuitable for additional traffic Far from services and facilities 	<ul style="list-style-type: none"> Site S127 withdrawn.
ES33	Mr and Mrs D and L Shields		Site S127	<ul style="list-style-type: none"> Lane too narrow - unsuitable and unsafe for additional traffic Impacts on views, wildlife and limited facilities in village Greenfield development contrary to AONB designation 	<ul style="list-style-type: none"> Sites that have passed the exclusion tests and are under consideration for allocation will be subject to a specific biodiversity assessment Site S127 withdrawn.
ES34	Ruth Livesey		Site S127	<ul style="list-style-type: none"> Lane unsuitable for additional traffic 	<ul style="list-style-type: none"> Site S127 withdrawn.

Arnside & Silverdale AONB Development Plan Document: Interim Consultation Statement September 2016

				<ul style="list-style-type: none"> • Impacts of noise, pollution • Small number of starter homes would be acceptable but not a large development 	
ES35	Mr Roger Cartwright		General	<ul style="list-style-type: none"> • Standard of design required to make such sites acceptable is rarely achieved • NPPF's Presumption in favour of Sustainable Development is questioned • Only genuinely sustainable development likely to be small scale eco-housing for those who live and work locally 	<ul style="list-style-type: none"> • Noted
			Site B118	<ul style="list-style-type: none"> • Well designed, small scale commercial development could improve the landscape • Although brownfield, still a rural area - risk of cumulative development 	<ul style="list-style-type: none"> • Site B118 is being taken forward for mixed use development.
			Site B119	<ul style="list-style-type: none"> • Brownfield site with buildings that currently spoil the area • Any development must be really well designed to enhance the area 	<ul style="list-style-type: none"> • Site B119 is being taken forward for mixed use development.
			Site B120	<ul style="list-style-type: none"> • Development would be visible from wide area of the AONB and would extend existing eyesore • Should remain open space, although very limited, small scale development possible • Restoration to small agricultural holding possible or create new woodland • Remote location – no justification for large scale development 	<ul style="list-style-type: none"> • Site B120 is not suitable for development.
			Site B121	<ul style="list-style-type: none"> • Attractive open field • Effectively a green belt protecting Storth • Remain as open space • More housing unnecessary and would extend already overdeveloped village 	<ul style="list-style-type: none"> • Site B121 is not suitable for development.
			Site B122	<ul style="list-style-type: none"> • Site already compromised and urban in nature of uses • Although brownfield, still a rural area - risk of cumulative development • Well designed, small scale commercial development could improve the landscape • Adjacent nature reserve 	<ul style="list-style-type: none"> • Site B122 is being taken forward for mixed use development.

Arnside & Silverdale AONB Development Plan Document: Interim Consultation Statement September 2016

			Site B123	<ul style="list-style-type: none"> • Adjacent belt of trees subject to TPO • Retain as green space and retain rural use as storage for sea-washed turf 	<ul style="list-style-type: none"> • Site B123 is not suitable for development.
			Site B124	<ul style="list-style-type: none"> • Site already compromised – well-designed similar use could improve landscape • Adjacent nature reserve • Although brownfield, still a rural area - risk of cumulative development 	<ul style="list-style-type: none"> • Site B124 is being taken forward for mixed use development.
			Site B125	<ul style="list-style-type: none"> • Visually attractive historic building – positive asset to area – should be retained • Continue existing use • Flood risk • Development of rest of site would harm landscape 	<ul style="list-style-type: none"> • A small part of Site B125 is being taken forward to facilitate mixed-use development of the surrounding sites (B81).
			Site S126	<ul style="list-style-type: none"> • Highly visible • Retain as green space • Golf course only allowed providing land remained open 	<ul style="list-style-type: none"> • Site S126 is not suitable for development.
			Site S127	<ul style="list-style-type: none"> • Previous damage to landscape as a result of conversion of farmland to gardens/paddocks • Retain as green space/woodland pasture • Support traditional management • Nature conservation has been given greater priority than historic, cultural landscape 	<ul style="list-style-type: none"> • Site S127 withdrawn.
			Site W128	<ul style="list-style-type: none"> • Large block of outlying, partly brownfield land. • Retain as green space for farming use and new woodland • Housing would extend ugly ribbon development beyond Sand Lane 	<ul style="list-style-type: none"> • Site W128 is not suitable for development.
ES36	Randy and Gail Coldham		Site S127	<ul style="list-style-type: none"> • As owners of this site, we would like to withdraw it from consideration for development 	<ul style="list-style-type: none"> • Noted
ES37	Miss Jane Lambert		General	<ul style="list-style-type: none"> • Greenfield sites should not be developed in an AONB • Sewerage situation in Silverdale should limit further development • Planners should rule out unsuitable sites before they are put out for consultation 	<ul style="list-style-type: none"> • Noted

Arnside & Silverdale AONB Development Plan Document: Interim Consultation Statement September 2016

			Site S127	<ul style="list-style-type: none"> • Harm to views and nearby listed buildings • Lane is unsuitable and unsafe for additional traffic • Harm to wildlife habitat including biological heritage site • Sewerage situation problematic • Greenfield site with limestone close to surface • Old oak tree with TPO • Not an infill site – far from village core – could set a precedent 	<ul style="list-style-type: none"> • Sites that have passed the exclusion tests and are under consideration for allocation will be subject to a specific biodiversity assessment. • Site S127 withdrawn.
			Site S126	<ul style="list-style-type: none"> • Greenfield site • Lane is unsuitable and unsafe for additional traffic • Development would be visually intrusive • Far from village • Sewerage situation problematic • Part of the golf course 	<ul style="list-style-type: none"> • Site S126 is not suitable for development.
			Site B123	<ul style="list-style-type: none"> • Greenfield site • Far from villages • Lane is unsuitable for additional traffic • Boggy land • Sewerage situation problematic • Development would be visually intrusive • Isolated - could set a precedent 	<ul style="list-style-type: none"> • Site S123 is not suitable for development.
ES38	Mrs Ann Pearson		Site S127	<ul style="list-style-type: none"> • Would like to see evidence of need for affordable housing in Silverdale before any is developed • Greenfield sites should not be developed • Lane is unsuitable and unsafe for additional traffic • Sewerage requirements cannot be accommodated and solutions visually intrusive and difficult in limestone bedrock • Contrary to AONB designation/principles • Listed farmhouse and limekiln nearby • Serious visual impact • Trees subject to TPOs, rare plants • Could set a precedent 	<ul style="list-style-type: none"> • Site S127 withdrawn.

Arnside & Silverdale AONB Development Plan Document: Interim Consultation Statement September 2016

ES39	Mr Brian Jones	Ramblers' Association, Lancaster Group	B120, B123, S126, S127, W128	<ul style="list-style-type: none"> Open countryside Visible in a way that detracts from AONB purposes 	<ul style="list-style-type: none"> Sites B120, B123, S126 and W128 are not suitable for development. Site S127 withdrawn.
ES40	Mr Alan Hubbard	The National Trust	S127	<ul style="list-style-type: none"> Visually sensitive location outside of main settlement and separated from it by Silverdale Green area Harm to open character of area and urbanising effect Lack of mains drainage and sewerage – solutions may also be harmful to local amenity and character 	<ul style="list-style-type: none"> Site S127 withdrawn.
ES41	Mrs Sarah Fishwick		Site S126	<ul style="list-style-type: none"> Elevated, isolated site Development would be visually intrusive and contrary to AONB designation Could set a precedent – prioritise brownfield 	<ul style="list-style-type: none"> Site S126 is not suitable for development.
			Site S127	<ul style="list-style-type: none"> Against greenfield development except as a last resort Could set a precedent – prioritise brownfield 	<ul style="list-style-type: none"> Site S127 withdrawn.
			Site W128	<ul style="list-style-type: none"> Development would have serious visual impact, stretching the village boundary Could set a precedent – prioritise brownfield 	<ul style="list-style-type: none"> Site W128 is not suitable for development.
ES42	Mr Alan Bennett			<ul style="list-style-type: none"> Silverdale Institute Field should be protected as Important Open Space due to its history, special character and range of benefits to people and wildlife Object to current application for MUGA 	<ul style="list-style-type: none"> Sites that have passed the exclusion tests and are under consideration for allocation will be subject to a specific biodiversity assessment Noted
ES43	Mrs Lili Atkins	Friends of Silverdale		<ul style="list-style-type: none"> Silverdale Institute Field should be protected as Important Open Space, for which it was gifted to the community Object to current application for MUGA 	<ul style="list-style-type: none"> Noted
ES44	Dr Richard Neary			<ul style="list-style-type: none"> Silverdale Institute Field should be protected as Important Open Space, for which it was gifted to the community Object to current application for MUGA 	<ul style="list-style-type: none"> Noted.
ES45	Ms Sue Crossley		Site S126	<ul style="list-style-type: none"> Greenfield site Adverse impact on landscape Set a precedent for further isolated development 	<ul style="list-style-type: none"> Site S126 is not suitable for development.

Arnside & Silverdale AONB Development Plan Document: Interim Consultation Statement September 2016

			Site S127	<ul style="list-style-type: none"> Greenfield site Natural Beauty of AONB should be protected 	<ul style="list-style-type: none"> Site S127 withdrawn.
ES46	Mrs Anne Neary			<ul style="list-style-type: none"> Silverdale Institute Field should be protected as Important Open Space, for which it was gifted to the community Object to current application for MUGA 	<ul style="list-style-type: none"> Noted
			Site S127	<ul style="list-style-type: none"> Developments that contravene AONB guidelines should be rejected Brownfield sites available No mains sewerage system Lane unsuitable for additional development Impact on wildlife habitat and large oak tree Questions why housing proposals on such sites are being assessed 	<ul style="list-style-type: none"> Sites that have passed the exclusion tests and are under consideration for allocation will be subject to a specific biodiversity assessment. Site S127 withdrawn.
ES47	Mr Alan Ferguson		Site S127	<ul style="list-style-type: none"> Detrimental to AONB and village character Ribbon development Greenfield site outside village footprint Species rich grassland with drystone walls and hedgerows – AONB characteristics Large oak tree subject to TPO Highly visible from 'The Pepperpot' National trust viewpoint 	<ul style="list-style-type: none"> Site S127 withdrawn.
			Site B120	<ul style="list-style-type: none"> Visually prominent from the south and east Adjoins Underlain Wood SSS and shares many of its features 	<ul style="list-style-type: none"> Site B120 is not suitable for development.
ES48	Mr Derek James Lund			<ul style="list-style-type: none"> Silverdale Institute Field should be protected as Important Open Space, for which it was gifted to the community Object to current application for MUGA 	<ul style="list-style-type: none"> Noted
ES49	Mrs Margaret Roberts			<ul style="list-style-type: none"> Silverdale Institute Field should be protected as Important Open Space, for which it was gifted to the community Object to current application for MUGA 	<ul style="list-style-type: none"> Noted
			Site S127	<ul style="list-style-type: none"> Protect from development No mains drainage in the village 	<ul style="list-style-type: none"> Site S127 withdrawn.
ES50	Mr Peter Roberts			<ul style="list-style-type: none"> Silverdale Institute Field should be protected as Important Open Space, for which it was gifted to the community 	<ul style="list-style-type: none"> Noted

Arnsdale & Silverdale AONB Development Plan Document: Interim Consultation Statement September 2016

				<ul style="list-style-type: none"> Object to current application for MUGA 	
ES51	Mr and Mrs Mike and Carole Evans			<ul style="list-style-type: none"> Silverdale Institute Field should be protected as Important Open Space, for which it was gifted to the community Object to current application for MUGA 	<ul style="list-style-type: none"> Noted
ES52	Ms Lucy Barron	Arnsdale & Silverdale AONB Partnership	Site B118	<ul style="list-style-type: none"> Brownfield site that could be improved through sensitive development provided no detrimental impact to AONB's special qualities or adjacent woodland and limestone pavement 	<ul style="list-style-type: none"> Site B118 is being taken forward for mixed use development.
			Site B119	<ul style="list-style-type: none"> Brownfield site that could be improved through sensitive development provided no detrimental impact to AONB's special qualities, coastal setting or adjacent international biodiversity designations Incorporate pedestrian and cycle access along the coast and with existing paths, including improved access to the brownfield land off Quarry Lane to help facilitate sensitive development 	<ul style="list-style-type: none"> Sites that have passed the exclusion tests and are under consideration for allocation will be subject to a specific biodiversity assessment Site B119 is being taken forward for mixed use development.
			Site B120	<ul style="list-style-type: none"> Object - Significant impact on landscape character Limestone grassland/scrub woodland Highly visible from wider area of AONB Impact on biodiversity – includes priority habitat and is close to areas subject to biodiversity designations and limestone pavement order 	<ul style="list-style-type: none"> Sites that have passed the exclusion tests and are under consideration for allocation will be subject to a specific biodiversity assessment All potential development sites that overlap a biodiversity/geodiversity designation have been excluded from further consideration Site B120 is not suitable for development.
			Site B121	<ul style="list-style-type: none"> Object – detrimental impact on landscape character Highly visible greenfield site Forms part of green / habitat corridor Site contributes to rural settlement character Adjacent limestone pavement order 	<ul style="list-style-type: none"> All potential development sites that overlap a biodiversity/geodiversity designation have been excluded from further consideration Site B121 is not suitable for development.
			Site B122	<ul style="list-style-type: none"> Brownfield section could be improved through development provided no detrimental impact to AONB's special qualities Greenfield section should be retained Whole site is adjacent limestone pavement order and ancient woodland development 	<ul style="list-style-type: none"> All potential development sites that overlap a biodiversity/geodiversity designation have been excluded from further consideration Site B122 is being taken forward for mixed use development.

Arnside & Silverdale AONB Development Plan Document: Interim Consultation Statement September 2016

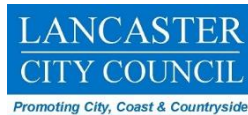
				should not result in any detrimental impact to these	
			Site B123	<ul style="list-style-type: none"> • Object – detrimental impact on landscape character • Highly visible greenfield site • Part of distinctive low lying pastoral landscape • Detrimental impact on biodiversity – includes priority habitat • No significant need for additional car parking here – suggest instead alter arrangements in adjacent ‘disabled only’ car park to provide small number of spaces for non-disabled users without expansion – together with additional parking at Station Yard, this would give adequate provision for walkers 	<ul style="list-style-type: none"> • Sites that have passed the exclusion tests and are under consideration for allocation will be subject to a specific biodiversity assessment • Site B123 is not suitable for development.
			Site B124	<ul style="list-style-type: none"> • Brownfield site that could be improved through development provided no detrimental impact to AONB’s special qualities • Ensure no detrimental impact on adjacent woodland and limestone pavement order 	<ul style="list-style-type: none"> • All potential development sites that overlap a biodiversity/geodiversity designation have been excluded from further consideration • Site B124 is being taken forward for mixed use development.
			Site B125	<ul style="list-style-type: none"> • Could accommodate some further sensitive development provided no detrimental impact to AONB’s special qualities, coastal setting or adjacent international biodiversity designations • Historic Ship Inn should be retained as existing with garden, trees and sufficient car parking • Incorporate pedestrian and cycle access along the coast and with existing paths, including improved access to the brownfield land off Quarry Lane to help facilitate sensitive development 	<ul style="list-style-type: none"> • A small part of Site B125 is being taken forward to facilitate mixed-use development of the surrounding sites (B81).
			Site S126	<ul style="list-style-type: none"> • Object – detrimental impact on landscape character • Rough limestone grassland with trees in visible, raised open countryside • Detriment to biodiversity – priority habitat and part of Local Wildlife site / adjacent Local Wildlife Sites 	<ul style="list-style-type: none"> • Sites that have passed the exclusion tests and are under consideration for allocation will be subject to a specific biodiversity assessment • All potential development sites that overlap a biodiversity/geodiversity designation have been excluded from further consideration • Site S126 is not suitable for development.

Arnside & Silverdale AONB Development Plan Document: Interim Consultation Statement September 2016

			Site S127	<ul style="list-style-type: none"> We understand this site has been withdrawn from consideration by the owners and therefore have no comments at this stage. 	<ul style="list-style-type: none"> Site S127 withdrawn.
			Site W128	<ul style="list-style-type: none"> Object – detrimental impact on landscape character Open countryside and highly visible, including from Warton Crag Distant from main village Encroachment of development along Sand Lane 	<ul style="list-style-type: none"> The impacts of potential development on the landscape will be assessed and used to inform the draft DPD Site W128 is not suitable for development.
ES53	Ms Janet Baguley	Natural England	Sites B118, B119, B121, B122, B124, B125	<ul style="list-style-type: none"> Sites are in close proximity to Morecambe Bay SAC/SPA/Ramsar, Lune Estuary SSSI, Cockerham Marsh SSSI 	<ul style="list-style-type: none"> Sites B118, B119, B122 and B124 are being taken forward for mixed use development. Site B121 is not suitable for development. A small part of Site B125 is being taken forward to facilitate mixed-use development of the surrounding sites (B81).
			Site B120	<ul style="list-style-type: none"> Site is in close proximity to Underlaid Wood SSSI and Marble Quarry and Hale Fell SSSI 	<ul style="list-style-type: none"> Site B120 is not suitable for development.
			Site B123	<ul style="list-style-type: none"> Site in close proximity to Morecambe Bay SAC/SPA/Ramsar/SSSI 	<ul style="list-style-type: none"> Site B123 is not suitable for development.
			Sites S126 /S127	<ul style="list-style-type: none"> Site in close proximity to Leighton Moss SPA/Ramsar/SSSI 	<ul style="list-style-type: none"> Site S126 is not suitable for development. Site S127 withdrawn.
			Site W128	<ul style="list-style-type: none"> Site in close proximity to Morecambe Bay SAC/SPA/Ramsar/SSSI 	<ul style="list-style-type: none"> Site W128 is not suitable for development.
				<ul style="list-style-type: none"> Issue of functionally linked land that supports qualifying bird species on a number of European Designated sites will need careful consideration in assessing any site's suitability Sites should be assessed using Natural England's Impact Risk Zone GIS tool to determine need to consult Natural England about nature impacts, avoidance or mitigation 	<ul style="list-style-type: none"> Noted
ES54	Mr Matthew Whittaker OBO over 40 residents of Warton		W128	<ul style="list-style-type: none"> Residents support W128 as preferable alternative to other sites proposed for development in Warton Part brownfield site Site could fulfil development needs of village whilst avoiding areas of flood risk, retaining 	<ul style="list-style-type: none"> Noted. Site subject to assessment Site W128 is not suitable for development.

Arnside & Silverdale AONB Development Plan Document: Interim Consultation Statement September 2016

				character and feel of village and minimising impacts on existing residents	
ES55	Jenny Hope	United Utilities		<ul style="list-style-type: none"> No specific site comments at this stage but response repeatedly refers to 'the proposed site' It may be necessary to coordinate any infrastructure improvements with the delivery of development Deliverability and practical issues associated with sites in multiple ownership needs to be carefully considered to ensure site-wide infrastructure strategy On greenfield sites, the natural discharge solution should be at least mimicked, having regard to the surface water hierarchy – every option should be investigated before discharging surface water into a public sewer Permeable paving and reduced hardstanding should be sought, as well as use of SuDS Water efficiency measures including water saving and recycling should be sought as part of the design of new development 	<ul style="list-style-type: none"> Noted Infrastructure needs and capacities are under consideration to inform the draft DPD
ES56	Mr Alastair Skelton	Steven Abbott Associates		<ul style="list-style-type: none"> New site suggestion north of Main Street/West of Church Hill, Warton 	<ul style="list-style-type: none"> Site suggestion received and being subject to assessment
ES57	Mr Stuart Woods		Site B125	<ul style="list-style-type: none"> Sole pub in Storth – Ship In should be retained along with adequate parking Further development of pub grounds should be for pub users not residential development 	<ul style="list-style-type: none"> A small part of Site B125 is being taken forward to facilitate mixed-use development of the surrounding sites (B81).



Appendix 7: Lancaster City Council's Equality Impact Assessment Guidance and Form

An equality impact assessment is a way of understanding the impact that a new way of doing things might have on members of our community, in particular people from protected groups. This could be a new service, practice, policy, strategy, project or decision.

Protected groups include age, disability, faith, religion or belief, gender (including marriage, pregnancy and maternity), gender reassignment, race and sexual orientation (including Civil Partnership). The impact on rural communities and people on low incomes must also to be considered.

Section 1: Details

Service	Regeneration & Planning
Title and brief description (if required)	Public consultation on Draft Development Plan Document for Arnsdale & Silverdale AONB
New or existing	New policy document
Author/officer lead	David Porter
Date	18 August 2016

Does this affect staff, customers or other members of the public?

Yes

Section 2: Summary

What is the purpose, aims and objectives?

The objective is to undertake public consultation on the Draft Development Plan Document (DPD)

When adopted, the DPD will form part of the City Council's Local Plan. It will identify sites for new housing and employment and will set out planning policies to ensure that development reflects the Area of Outstanding Natural Beauty (AONB) designation and has the conservation and enhancement of the landscape at its heart.

Who is intended to benefit and how?

The DPD applies to all development matters within the AONB. It will have a general benefit to all residents and visitors to the area, and will have a particular bearing on anyone wishing to develop land, or protect land from development. This will be done through the application of the plan policies, when adopted. The DPD is prepared as a draft so that anyone interested may comment or suggest amendments before a final version is published.

Section 3: Assessing impact

Is there any potential or evidence that this will or could:		
• Affect people from any protected group differently to others?	Yes	No
• Discriminate unlawfully against any protected group?	Yes	No
• Affect the relations between protected groups and others?	Yes	No
• Encourage protected groups to participate in activities if participation is disproportionately low (won't always be applicable)?	Yes	No
• Prevent the council from achieving the aims of its' Equality and Diversity Policy?	Yes	No

If yes, please provide more detail of potential impact and evidence including:

- A brief description of what information you have and from where eg getting to know our communities data, service use monitoring, views of those affected ie discussions or consultation results?
- What does this tell you ie negative or positive affect?

Age including older and younger people and children	
Disability	
Faith, religion or belief	
Gender including marriage, pregnancy and maternity	
Gender reassignment	
Race	
Sexual orientation Including Civic Partnership	

<p>Rural communities and People on Low Incomes</p>	<p>The Draft DPD is informed by relevant demographic, economic, environmental and housing needs evidence which are relevant to planning in the AONB.</p> <p>The evidence relates entirely to the rural communities in the AONB. It indicates, in general, that house prices are higher than the district average; that job opportunities are fewer than average and are often for low-skilled work; that services including buses, health provision, shops and libraries are under threat of closure or service reduction. There are unmet needs for affordable housing. Many of these characteristics require residents and visitors to use private transport to access jobs, housing and services. The strong and necessary environmental protection of the landscape is associated with the purpose of AONB designation, and may constrain the Draft DPD from helping to meet the needs of some sections of the rural communities, including people on low incomes. This is mostly an opportunity cost, not a fault in the DPD or a deliberate policy to increase inequality.</p> <p>The Draft DPD is designed to manage development within the protected landscape of the AONB. Although rural communities and people on low incomes are not protected groups, the public consultation process is designed to engage with rural residents and other stakeholders, and take account of their comments and feedback in developing the final draft.</p>
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Section 4: Next steps

Do you need any more information/evidence eg statistics, consultation? If so, how do you plan to address this?

Feedback will be sought from the forthcoming public consultation process.

How have you taken/will you take the potential impact and evidence into account?

All feedback will be reviewed and taken into account in producing the final Draft DPD.

How do you plan to monitor the impact and effectiveness of this change or decision?

Once adopted, the final DPD will be subject to formal monitoring and review, as set out in the document.

Thank you for completing this equality impact assessment form, please submit your completed form as an appendix to your committee reports for monitoring and publishing purposes to ['report clearance'](#) (please refer to report writing guidance).