

Arnside & Silverdale Area of Outstanding Natural Beauty (AONB)
Development Plan Document (DPD)

Draft Plan Consultation



Draft Plan Consultation Document

Part of Lancaster City Council and South Lakeland District Council Local Plans

November 2016

www.lancaster.gov.uk
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Foreword

This Draft Development Plan Document for the Arnside & Silverdale Area of Outstanding Natural Beauty has been produced by Lancaster and South Lakeland District Councils, with assistance from the Arnside & Silverdale AONB Unit. A joint working approach makes sense because these bodies have a shared responsibility for this important protected landscape.

The Draft Plan is a key stage in preparing what will be the first Development Plan Document for an AONB in the country. Its publication begins an eight week period of public consultation where anyone interested in helping to plan for Arnside & Silverdale can comment on the draft policies and land allocations, so that a Final Draft may be prepared for formal publication, submission and examination in 2017.

The Plan builds on the 2014 Management Plan for the AONB, for which the underlying principle is to work collaboratively to help conserve and enhance the landscape of the area. The Plan places the landscape at the heart of shaping development over the next 15 years. It is a clear statement of the positive benefits of joint working between Lancaster and South Lakeland, and once approved the two Councils are committed to applying the policies consistently.

Signed:

Cllr. Jonathan Brook, Housing & Innovation Portfolio Holder, SLDC

Cllr. Janice Hanson, Economic Regeneration & Planning Portfolio Holder, Lancaster

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1 Introduction

1.1 Introduction

- 1.1.1 Lancaster City Council and South Lakeland District Council are Local Planning Authorities, 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.
- 1.1.2 Together, we are preparing a DPD for the Arnside & Silverdale area. The area is designated as an Area of Outstanding Natural Beauty (AONB) (see map on page 6) with the statutory purpose of conserving and enhancing the natural beauty of the area. This means that the area's landscape has been identified by the Government as being of national importance. Designation as an AONB and the resulting legal powers and statutory obligations arise out of the National Parks and Access to the Countryside Act 1949 and the Countryside and Rights of Way Act 2000.
- 1.1.3 The purpose of this Draft Plan Consultation paper is to show how plan preparation has progressed since our earlier Issues and Options and Extra Sites consultations. This includes setting out outcomes of the earlier consultations, how we have responded to the comments made, new information we have gathered and how all these factors have influenced the site selection and the drafting of policies.
- 1.1.4 In this document we are asking for your comments on our preferred options for the policies and proposed sites for development or protection. We would like to know whether you think the draft policies are fit for purpose and whether the most appropriate sites for development and sites to be protected have been selected. Your responses will be used to inform a final set of policies and sites, which we will publish for final, formal representations in 2017, before the DPD is submitted to the Government for Examination by an Independent Inspector.

1.2 Why do we need a Development Plan Document for the AONB?

- 1.2.1 The AONB is a special place. It is characterised by an intimate mosaic of low limestone hills, woodland, wetland, pastures, limestone pavements, intertidal flats, coastal scenery and distinctive settlements. Reflecting these, the AONB's **Special Qualities** are:
- Outstanding landscape and spectacular views;
 - Unique limestone geology;
 - Morecambe Bay – a stunning seascape;
 - Rare and precious habitats;
 - Internationally and nationally important species;
 - Rich sense of history;

- Distinctive settlement character;
- Strong community and culture;
- Opportunities to enjoy the countryside;
- A sense of tranquillity, space and place; and
- A highly designated area.

1.2.2 A full description and explanation of the AONB's Special Qualities can be found in the [Arnside & Silverdale AONB's Special Qualities Report](#).

1.2.3 The AONB straddles the boundary between two counties (Lancashire and Cumbria) and two Districts (Lancaster and South Lakeland). The two District Councils (along with other public bodies) have a **statutory duty under Section 85 of the Countryside and Rights of Way (CRoW) Act 2000** to have regard to the statutory purpose of AONBs in carrying out their functions. Within the AONB, Government policy requires that councils give great weight to conserving landscape and scenic beauty.

1.2.4 Management of the AONB is co-ordinated by the **Arnside & Silverdale AONB Partnership**, which is made up of the County and District Councils, Parish Councils, government agencies and community and business representatives. The Partnership adopted an updated **Statutory Management Plan¹** in 2014, which sets out the overall strategy for managing, conserving and enhancing the AONB. The Management Plan also sets out some key principles for the DPD. These include that it should:

- (I) reflect the national importance of the AONB;
- (II) contain policies to conserve and enhance landscape quality and character, tranquillity, dark skies, local distinctiveness, settlement character, pattern and local vernacular architecture, habitats and species, geodiversity and the historic environment;
- (III) identify appropriate sites for the delivery of housing to meet local community needs demonstrated by a housing needs survey, prioritising affordable housing and use of brownfield sites;
- (IV) identify appropriate sites to support the delivery of local employment and business opportunities, prioritising use of brownfield sites;
- (V) support the development and retention of local services and facilities and advocate the need for local services to support community life and the local tourism industry;
- (VI) define and conserve areas of important open green space within settlements;
- (VII) protect the setting of, and views out from and in to the AONB;
- (VIII) support small-scale renewable energy developments appropriate to the local landscape character;
- (IX) manage tourism related development such as camping, lodge and caravan development and car parking;
- (X) promote appropriate diversification and sensitive re-use of rural buildings and consider the spatial relationship with surrounding areas, in particular Milnthorpe and Carnforth.

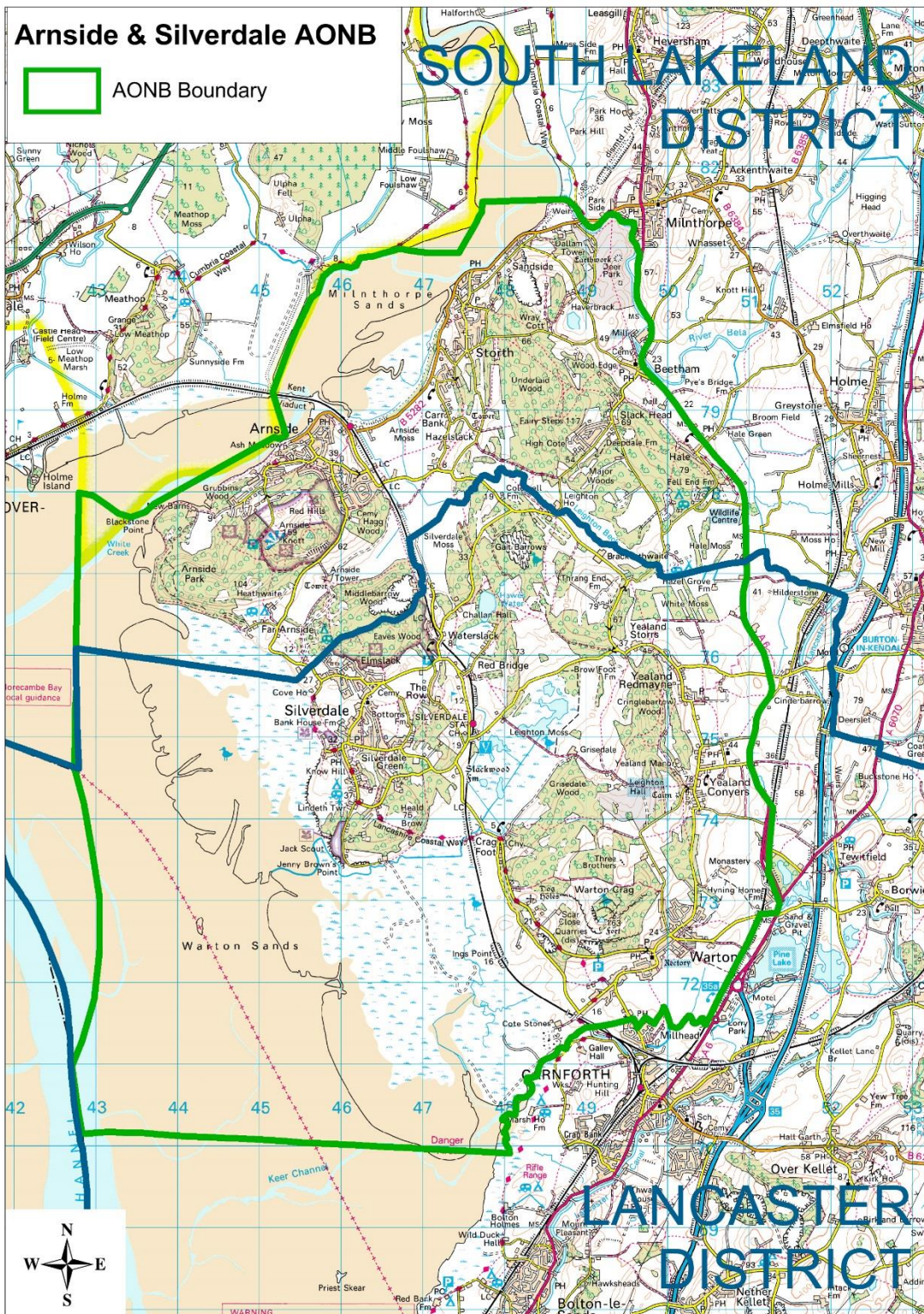
¹ Adopted by Lancaster City Council and South Lakeland District Council in 2014

1.2.5 Therefore, the reasons for preparing the AONB DPD are:

- (I) 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.**
- (II) 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.
- (III) 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.
- (IV) 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.
- (V) **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.
- (VI) **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.
- (VII) The compact size of the AONB and its complex self-contained inter-relationships and related settlement characters give it a **strong sense of unity and cohesiveness.**

1.2.6 This will be the first AONB DPD in England. It is a pioneering and innovative approach and is being followed closely by other AONB Partnerships up and down the country as an example of how an AONB Partnership, councils and communities can work together to produce the best outcomes for an AONB.

1.2.7 The AONB covers 75 km² and has a population of around 7,800. The main settlements are Arnside (population 2,334), Warton (1,805), Silverdale (1,326) and Storth/Sandside (978). Around 2,800 people work within the AONB. The largest single employer is the Billerud Paper Mill in Beetham. Other important sectors are land management, education, health, accommodation, food and drink, tourism and construction. Arnside and Silverdale are the main service centres within the AONB. The area has close links to Carnforth, Lancaster, Kendal and Milnthorpe for employment and for services such as supermarkets and secondary education. Many people living in the AONB work and use services further afield.



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1.3 Other documents that guide development in the AONB

- 1.3.1 The AONB DPD is only one of a number of plans and strategies affecting the AONB. It will complement existing plans and strategies including the AONB Management Plan and other existing and emerging local plan documents. **The AONB DPD must be read alongside these other documents in order to understand the full range of requirements to which new development in the AONB will be subject.** These other documents can be found on the Lancaster City Council and South Lakeland District Council websites – the most important are described below.

National Planning Policies

- 1.3.2 Local Plans must be in general conformity with national planning policies set out in the National Planning Policy Framework (NPPF) (2012). The central theme of the NPPF is a ‘presumption in favour of sustainable development’. Paragraph 14 sets out that:

At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking. For plan-making this means that:

- Local Planning Authorities should positively seek opportunities to meet the development needs of their area;
- Local Plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change, unless:
 - any adverse impacts of doing so would significantly and demonstratively outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
 - specific policies in this Framework indicate development should be restricted.

- 1.3.3 Footnote 9 in the NPPF, which relates to the ‘specific policies’ referenced in the above paragraph, states: “For example, those policies relating to sites protected under the Birds and Habitats Directives (see paragraph 119) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, an Area of Outstanding Natural Beauty, Heritage Coast or within a National Park (or the Broads Authority); designated heritage assets; and locations at risk of flooding or coastal erosion.”
- 1.3.4 This means that within AONBs, development should be restricted and Objectively Assessed Needs need not be met. It also means that the presumption in favour of sustainable development needs to be taken in the context of the AONB’s status as a nationally protected landscape and in the context of the purpose of AONB designation.
- 1.3.5 Paragraph 115 of the NPPF states:

Great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and **Areas of Outstanding Natural Beauty**, which have the highest status of protection in relation to landscape and scenic beauty. The conservation of wildlife and cultural heritage are important considerations in all these areas, and should be given great weight in National Parks and the Broads.

1.3.6 The NPPF also confirms that Local Planning Authorities should set out the strategic priorities for their areas within Local Plans and deliver the conservation and enhancement of the natural environment, including landscape (NPPF paragraph 156). It also states that:

- Planning should contribute to conserving and enhancing the natural environment (paragraph 17, bullet 7, first part), and Local Plans should identify land where development would be inappropriate because of its environmental or historical significance (paragraph 157);
- Allocations of land for development should prefer land of lesser environmental value (counting AONBs as the highest value: paragraph 17 bullet 7, second part);
- Local Planning Authorities should set evidence and criteria based planning policies against which proposals for any development on or affecting landscape will be judged (paragraph 113).

1.3.7 Paragraph 116 of the NPPF states:

Planning permission should be refused for **major developments** in these designated areas except in exceptional circumstances and where it can be demonstrated that they are in the public interest. Consideration of such applications should include an assessment of:

- The need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;
- The cost of, and scope for, developing elsewhere outside the designated area, or meeting the need for it in some other way; and
- Any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.

1.3.8 The National Planning Policy Guidance (NPPG), which accompanies the NPPF, re-iterates Local authorities' statutory duties in relation to AONBs, setting out that Local Planning Authorities should have regard to AONB management plans, including their contribution to setting the strategic context for development by providing evidence and principles.

The Lancaster District Local Plan

1.3.9 The relevant parts of the Lancaster Local Plan are:

- (I) The **Lancaster District Core Strategy (2008)**, which sets out the overall development strategy and vision for the District. It 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 a focus to meet local development needs in the area.
- (II) The **Lancaster District Development Management Policies (2014)**, which sets out policies used to help determine planning applications in Lancaster District. It identifies Warton and Silverdale as sustainable settlements in which it is appropriate for some development to take place. The DPD is written in anticipation that certain policy areas may be subject to further consideration in the preparation of the Arnsdale & Silverdale AONB DPD.
- (III) Saved policies of the Lancaster District Local Plan (2004).

- 1.3.10 Lancaster City Council is currently preparing a **Land Allocations DPD** for the whole District, excepting the Arnside & Silverdale AONB. When complete, the Land Allocations DPD will replace all other allocations in the District for the area outside the AONB.

The South Lakeland Local Plan

- 1.3.11 The relevant parts of the South Lakeland Local Plan are:
- (I) The **South Lakeland Local Plan - Core Strategy (2010)**, which sets out the overall development strategy and vision for the District, recognises and safeguards the special characteristics of the AONB and identifies Arnside and Storth/Sandside as Local Service Centres.
 - (II) The **South Lakeland Local Plan – Land Allocations (2013)**, which identifies the AONB as an area for which a specific DPD will be prepared and sets out some issues that the plan is intended to address including a review of settlement boundaries and policies on landscape, building design and new visitor facilities. The Local Plan - Land Allocations does not allocate sites in the AONB.
 - (III) Saved Policies of the **South Lakeland Local Plan (1997)** including Development Management Policies, policies identifying important open spaces in the AONB and an unimplemented allocation for local employment use at Quarry Lane, Storth².
- 1.3.12 South Lakeland is currently preparing a **Development Management Policies** document. Saved policies set out in the 2006 Local Plan will be superseded by the new Development Management Policies document. The new policies will complement the existing Core Strategy policies. Policies within the document will apply to development the AONB except where the policies in the AONB DPD set out an AONB-specific approach. A Preferred Options draft of the Development Management Policies document for South Lakeland is out for public consultation alongside this document from 10 November 2016 – 5 January 2017.

The Arnside & Silverdale AONB Management Plan

- 1.3.13 The statutory AONB Management Plan is a critical document. It is prepared by the AONB Partnership (which includes Local authorities, Parish Councils, Government agencies, local businesses and landowners and community groups), who are committed to delivering it. The current Management Plan was adopted in March 2014 and covers the 5 years to 2019. It defines the Special Qualities of the AONB, sets out the shared vision for the AONB and sets out objectives and actions by which the primary purpose of the AONB will be delivered. The aims of the Management Plan reflect the primary purpose of the AONB and are to:
- (I) conserve and enhance the natural beauty and Special Qualities of the AONB;
 - (II) promote and support sustainable agriculture, forestry and other rural industries;
 - (III) promote the social and economic wellbeing of people living within the AONB;
 - (IV) increase public understanding and enjoyment of the AONB; and
 - (V) meet the recreational needs of local residents and visitors alike – where these are compatible with the primary purpose of AONB designation.

² The AONB DPD, once adopted, will supersede the extant allocation at Quarry Lane, Sandside

1.3.14 Objective 10 of the Management Plan is to implement a development planning approach that delivers services, infrastructure and affordable housing to meet local community need while conserving and enhancing landscape character and the Special Qualities of the AONB. The AONB DPD is a key means by which both Objective 10 and the wider strategy and vision of the Management Plan will be delivered. The Management Plan itself is not part of the statutory Local Plan for the area, but it is a material consideration in making planning decisions.

1.4 Progress Update and Next Steps

1.4.1 The process for preparing a DPD is set out in Government regulations. So far, the process has involved:

- (I) **Collecting the Evidence.** This means assessing and understanding local needs for housing, other development and infrastructure and making an assessment of the sites that are suitable, achievable and available to meet those needs (key evidence base documents are set out in the Policy Links tables in Part 3), as well as gathering information on other topics such as landscape, biodiversity, heritage and open space.
- (II) **Early stakeholder engagement.** We have involved key stakeholders and the wider public in the process so far through three stakeholder meetings, the housing needs survey, the call for sites and consultation on the sustainability appraisal scoping report and site assessment methodology/criteria. An interim consultation report setting out how we have engaged others in the process so far accompanies the Draft Plan.
- (III) **Issues and Options Consultation.** 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. An interim consultation report setting out how we have engaged others in the process so far accompanies the Draft Plan.
- (IV) **Extra Sites Consultation.** An additional consultation was held on new sites suggested for consideration through the Issues and Options consultation. Almost 60 responses were made.
- (V) **Site Assessment.** All sites suggested to us for consideration have been subject to a robust assessment. This initially included visiting all the sites and considering the sites against a range of suitability criteria, including some exclusion criteria. Sites not ruled out by the exclusion criteria were then subject to landscape assessment. If this did not rule them out, they were subject to biodiversity assessment and again, if not ruled out, viability assessment.
- (VI) **Sustainability Appraisal.** In accordance with the Environmental Assessment of Plans and Programmes Regulations 2004 and the Strategic Environmental Assessment Directive, this exercise tests site and policy options to ensure that the most sustainable options are selected. The Interim Sustainability Appraisal Report accompanies the Draft Plan.
- (VII) **Habitats Regulations Assessment Screening.** In accordance with the Habitats Regulations, all the suggested sites considered to have development potential following site assessment have been screened to check whether they are likely to have any significant effects on sites of international biodiversity conservation importance. The Habitats Regulations Screening Report accompanies the Draft Plan.

1.4.2 This Draft Plan Consultation paper has been prepared drawing on the evidence base, site assessments, stakeholder involvement, the sustainability appraisal, habitats regulations assessment and the comments made during the Issues and Options and Extra Sites consultations.

1.4.3 Comments on the Draft Plan Consultation Paper are invited between Thursday 10 November 2016 and Thursday 5 January 2017. As well as being available to view on both Council's websites and the Arnside & Silverdale AONB website, the Draft Plan consultation document, evidence base documents, updated Interim Consultation Statement, Interim Sustainability Appraisal Report and Habitats Regulations Screening Report are available at local libraries (Arnside, Carnforth, Kendal and Milnthorpe); at both Councils' offices and at the AONB offices during normal opening times throughout the consultation period.

1.4.4 To assist us in processing responses efficiently, we encourage you to make your comments electronically at <http://applications.southlakeland.gov.uk/ldfconsultation/>

Alternatively you can email developmentplans@southlakeland.gov.uk

Or post a completed response form or letter to:

Development Plans Manager, South Lakeland District Council,
South Lakeland House, Lowther Street, Kendal, Cumbria. LA9 4DQ.

1.4.5 The next steps are:

- (I) **Publication.** The Draft Plan Consultation paper will be worked up into a Final Draft Plan for Publication. There is then a period during which people can make formal representations on the DPD to be considered by a Planning Inspector at the Independent Examination (see below). **The period for formal representations is expected to take place in Spring 2017.**
- (II) **Submission.** The final DPD, together with the representations made on the Published Plan, will be submitted to the Secretary of State who will appoint an Inspector to carry out an Independent Examination.
- (III) **Examination.** The Inspector will examine the DPD to make sure that it is 'sound'. He/she will look at whether the DPD is positively prepared, justified, effective and consistent with national legislation and policy.
- (IV) **Adoption.** If the Inspector finds that the AONB DPD is sound, Lancaster City Council and South Lakeland District Council will each be able to adopt the Plan. It will then form part of the statutory development plan for each District. We are aiming to have an adopted plan in place by **Autumn 2017.**

Stage	Timescale
Draft Plan (Preferred Options) Consultation	Autumn 2016
Formal Publication	Spring 2017
Submission to Secretary of State	Summer 2017
Adoption by Full Council	Autumn 2017

1.4.6 Once adopted, the DPD will become part of the Local Plan for the two Councils. It will remain so for a period of 15 years, or until new information or legislation prompts the Councils to initiate a review.

1.5 Evidence and Infrastructure

- 1.5.1 To ensure that any infrastructure requirements to support the delivery of the plan have been properly considered, we have worked closely with infrastructure providers through consultation and through a dedicated AONB DPD Infrastructure Workshop held on Tuesday 5th July 2016. Alongside wider consultation, this has helped us to identify key AONB-wide and site-specific infrastructure issues (including those that might prevent or hinder site delivery), as well as likely requirements in the AONB and delivery mechanisms.
- 1.5.2 Lancaster City and South Lakeland District Councils have developed evidence bases to inform their existing Local Plan documents, and the AONB Partnership has done the same to inform the AONB Management Plan. Much of this evidence is relevant to and has helped to inform the AONB DPD. This includes for example Employment Land Studies, the AONB Landscape and Seascape Character Assessment and a wealth of information provided by mapping local, national and internationally protected biodiversity sites and other designations such as sites of heritage importance. However, there are some topic areas in which new information was required, the most important of which was the AONB-wide Housing Needs Survey undertaken in 2014. New evidence has also been (or is being) prepared for the historic environment, including the Historic Designed Landscapes Study and Local Lists - lists of locally important heritage assets and management approaches for them, and also for caravan sites (recording the number and location of caravan pitches).
- 1.5.3 At the Issues and Options consultation, we asked *What additional evidence, if any, do we need to collect to support the preparation of the AONB DPD? Where could we get this information from?* (Q3). The main suggestions related to gathering evidence on the capacity of existing and the need for new infrastructure. This evidence has been gathered during the process by working with relevant infrastructure providers as described at 1.5.1 above and has informed the Draft Plan. We will continue to work with relevant organisations as we prepare the final DPD.
- 1.5.4 There were also suggestions to gather and/or use further evidence about things like landscape, locally important heritage features, biodiversity and housing need. Work has already been done to gather evidence on these topics and has informed the Draft Plan. Another key suggestion was to find out more about sewerage issues in Silverdale and in particular, the legislative status and requirements relating to the lack of a mains sewerage system in the village. We have been in discussion with the Environment Agency and United Utilities on this matter. These discussions have informed the Draft Plan.

1.6 Sustainability Appraisal and Habitats Regulations Assessment

- 1.6.1 All new Local Plan documents have to be assessed using Sustainability Appraisal (SA) to ensure that they are contributing to sustainable development. This is required by the Strategic Environmental Assessment (SEA) Directive³. The SA will inform plan making throughout the process.

³ Directive 2001/42/EC of the European Parliament and of the Council of 27 June 2001 on the assessment of the effects of certain plans and programmes on the environment

- 1.6.2 Alongside this document, we are consulting on a SA report. It sets out the approach to SA, the methodology used and the results, as well as the timetable and how the SA fits in with the preparation of the AONB DPD. The SA concluded that there are no significant matters that need to be addressed, but it makes a number of policy recommendations for the Councils to consider in preparing the DPD, which have the potential to improve aspects of the overall sustainability assessment.
- 1.6.3 The AONB DPD is also accompanied and has been informed by assessment under the Habitats Regulations⁴. This assessment concluded that the Plan would not be likely to have a significant effect on any site designated for its biodiversity value at a European level, either alone or in combination with any other plans or projects.

1.7 Structure of Document

- 1.7.1 The document is split into 7 sections:

Part 1 is this Introduction. It tells you what the DPD is for, the stages that the DPD has to go through before it is adopted and what our estimated timetable is for implementation. It explains how the two Councils will work together. It also explains the structure of the document and how you can make comments on it.

Part 2 sets out the Vision and Objectives for the AONB DPD.

Part 3 sets out policies dealing with the overall strategy for development in the AONB.

Part 4 sets out draft policies.

Part 5 sets out proposed allocations for residential, employment and mixed-use development.

Part 6 sets out topics not covered by the AONB DPD, why, and where they are covered.

Part 7 considers the monitoring and implementation of the plan.

Part 8 contains the Appendices.

- 1.7.2 In parts 2-5, each topic area is presented in the same way. First, the draft proposed policy is set out in a box. This is then accompanied by text setting out the rationale for the approach taken in the policy. This includes, where relevant, stating what we asked about the topic at Issues & Options stage, what you said in response and what proposal we have made as a result. The Interim Consultation Statement sets out the full range of responses made to earlier consultations, our response to these and how they have informed this Draft Plan.

⁴ Directive 92/43/EEC of 21 May 1992 on the conservation of natural habitats and of wild fauna and flora. The Habitats Directive is primarily transposed in England under the Conservation of Habitats and Species Regulations 2010 (the Habitats Regulations) and in the offshore marine area by the Offshore Marine Conservation (Natural Habitats, &c) Regulations 2007.

2 Vision and Objectives

2.1 Vision

2.1.1 The Vision for the AONB set out in the adopted Management Plan is:

Arnside & Silverdale Area of Outstanding Natural Beauty is a landscape of international importance, whose distinctive character is conserved and enhanced for future generations.

It is a place that is much loved and highly valued, for its strong sense of place, unique geology, rich wildlife and cultural heritage and the benefits it provides to society.

Its distinctive landscape character - an intimate mosaic of low limestone hills, woodland, wetland, pastures, limestone pavements, intertidal flats, coastal scenery and distinctive settlements - is enjoyed, cherished and conserved by those who live in, work in and visit the area.

The high quality landscape supports and is supported by the area's thriving rural economy and vibrant diverse local communities.

There are many and varied opportunities for people to access, enjoy and understand the area's special qualities, and participate in their conservation, creating a strong connection with nature and the landscape.

Challenges and pressures are effectively and sensitively managed in an integrated way through a partnership approach. The area's natural and cultural assets are managed and used wisely for future generations.

2.1.2 The Vision for the AONB DPD needs to reflect and supplement the adopted Management Plan Vision, the two relevant Local Plans, national policy, the evidence gathered and wider context. The following Vision for the AONB DPD sets out how **development and planning considerations** will support the Management Plan Vision and delivery.

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**
- (III) protects, conserves and enhances the special qualities of the AONB, including landscape character and visual amenity, wildlife, geology, heritage and settlement character.**

Reasoned Justification

- 2.1.3 The Vision for the AONB DPD should reflect the Vision and aspirations for the AONB set out in the AONB Management Plan.
- 2.1.4 At the Issues & Options Stage, we asked *Have we set out the right vision for the AONB DPD? If not, how should it be changed?* (Q4). Many respondents supported the vision but there were also several suggestions as to how the Vision could be improved. These included:
- Amend fourth bullet point to read “and heritage assets”
 - Add “appropriate” in the first bullet point
 - New development should enhance not just protect
 - More emphasis on designated environmental assets, aiming for net gains in biodiversity
 - Vision contains a contradiction concerning needs definition. Closer connection required with management plan, and with existing development
 - Keeping development to a minimum
 - No supplementary vision required
- 2.1.5 Other suggestions related to matters too detailed to include in the Vision or that are more appropriately covered through other parts of the DPD or through the AONB Management Plan.
- 2.1.6 We amended the draft Vision set out in the Issues and Options document, taking into account comments received during consultation and also re-arranging it to better sit alongside the objectives. The proposed Vision for the DPD complements the Vision set out in the AONB Management Plan and relates specifically to those areas that can be managed and delivered through the planning system.

Policy Links

AONB Management Plan Objectives	10
Key Current Local Plan Links	Lancaster: Core Strategy Vision, Individual Topic Visions South Lakeland: Core Strategy Vision, ‘East’ Area Vision
Key Emerging Local Plan Links	See Section 6
NPPF paragraphs	14, 109, 115 – General Relevance
Other documents, guidance or evidence	AONB Management Plan; AONB Special Qualities Report

2.2 Objectives

2.2.1 The Objectives for the AONB DPD should reflect the objectives set out in the AONB Management Plan, the two relevant Local Plans, national policy, the evidence gathered and wider context.

- (I) 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;
- (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 landscape character and 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.

Reasoned Justification

2.2.2 At the Issues & Options Stage, we asked *Have we set out the right objectives for the AONB DPD? If not, how should they be changed?* (Q5). Many respondents supported the objectives but there were also some suggestions as to how the Objectives could be improved. These included:

- (I) Need for the objectives to be more specific, including specific to this AONB.
- (II) Suggested re-wording of Objective 3 to ensure that housing development to meet local needs must demonstrate no adverse impacts on the landscape character or Special Qualities of the AONB.

2.2.3 Other suggestions related to matters too detailed to include in the Objectives or that are more appropriately covered through other parts of the DPD or through the AONB Management Plan.

2.2.4 We amended the draft Objectives set out in the Issues and Options document, taking into account comments received during consultation. The proposed Objectives for the DPD state what needs to be achieved in order to make the Vision a reality. They provide a link between the Vision and the proposals for development in the AONB.

Policy Links

AONB Management Plan Objectives	10
Key Current Local Plan Links	Lancaster: Core Strategy Spatial Objectives South Lakeland: Core Strategy Strategic Objectives
Key Emerging Local Plan Links	See Section 6
NPPF paragraphs	14, 109, 115 – General Relevance
Other documents, guidance or evidence	AONB Management Plan; AONB Special Qualities Report

3 Overall Strategy

3.1 The Landscape and Development

- 3.1.1 A key reason for preparing this DPD is to place development more clearly in the context of the primary purpose of the AONB – to conserve and enhance the natural beauty of the area - and to put this purpose at the heart of planning for the AONB. The two policies that follow in this section are proposed to ensure that the primary purpose is at the heart of the overall approach to development in the AONB.

Proposed Policies

AS01 – Development Strategy

A landscape capacity-led approach to development will be taken in the AONB.

Development in the AONB will be permitted where it furthers the primary purpose of AONB designation⁵. Development that prejudices this purpose will not be permitted. Exceptions will only be made where it can be demonstrated that:

- (I) there is an overriding public need; and
- (II) the development cannot be located elsewhere; and
- (III) the harm can be mitigated or, only where mitigation is not possible, compensatory measures can be agreed.

Development within Local Service Centres

To promote vibrant local communities and support services, small scale growth and investment will be supported in the identified Local Service Centres where it is in keeping with the primary purpose of the AONB. The following villages are defined as AONB Local Service Centres:

- Arnside
- Silverdale
- Sandside/Storth
- Warton

Development in Small Villages

In the Small Villages of Yealand Redmayne, Yealand Conyers and Beetham, development will typically be limited to appropriate infilling, conversion of buildings, re-use of brownfield land or regeneration opportunities. In Beetham, other proposals will be considered for their suitability in relation to the level of services and facilities available in the village.

⁵ As set out in the National Parks and Access to the Countryside Act 1949; confirmed by Section 82 of the Countryside and Rights of Way Act 2000:

- The primary purpose of the designation is to **conserve and enhance natural beauty**.
- In pursuing the primary purpose of the designation, account should be taken of the needs of agriculture, forestry and other rural industries and of the economic and social needs of local communities. Particular regard should be paid to **promoting sustainable forms of social and economic development that in themselves conserve and enhance the environment**.
- Recreation is not an objective of the designation, but the **demand for recreation should be met insofar as this is consistent with the conservation of natural beauty and the needs of agriculture, forestry and other uses**.

AS01 – Development Strategy contd.

Development proposals within the Small Villages will be permitted only where they:

- (IV) reflect and reinforce the distinctive characters of the area's settlements; and
- (V) demonstrate an efficient use of previously developed land or buildings; or
- (VI) help sustain an existing local business.

Development outside settlements

Development proposals on the edge of settlements will be permitted only where it can be clearly demonstrated that there would be no unacceptable adverse impact on settlement character, the character of the immediate and wider landscape or the Special Qualities of the AONB.

Development proposals outside of both the Local Service Centres and the Small Villages will be treated as exceptions and will be permitted only where they demonstrate:

- (VII) an essential need for a rural location; or
- (VIII) that it will help to sustain an existing business, including farm diversification schemes; or
- (IX) that it contributes to the meeting of a proven and essential housing need in that location; or
- (X) that it represents a sensitive and appropriate reuse, redevelopment or extension of an existing building.

Major Development

In accordance with NPPF Paragraph 116, proposals for major development will not be permitted in the AONB, unless the proposal can be demonstrated to be in the public interest and exceptional circumstances exist.

Whether a proposed development constitutes major development will be a matter for the relevant decision taker, taking into account the individual characteristics and circumstances of the proposal and the local context. In determining whether a proposed development constitutes major development the Councils will consider whether by reason of its scale, character or nature, the proposal *has the potential* to have a significant adverse impact on the natural beauty of the AONB.

In determining whether exceptional circumstances exist the Councils will consider:

- (XI) the need for the development, including any national considerations, and the impact of permitting or refusing it upon the local economy; and
- (XII) the cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way; and
- (XIII) any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.

- 3.1.2 The AONB benefits from the highest status of protection in relation to landscape and scenic beauty and great weight will be given to conserving the landscape in considering development proposals. This includes taking into full account all elements and individual

features that contribute to the landscape and settlement character of the AONB, such as biodiversity, geodiversity and cultural heritage, guided by the AONB Management Plan.

AS02 – Landscape

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.

Development proposals will be supported where they:

- (I) give great weight to conserving the landscape and its character, reflecting local distinctiveness, vernacular style, scale, features and building materials; and
- (II) take account of and respect 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; and
- (III) ensure that the location, layout, scale, design, proportion, massing, materials and colour conserves and enhances what is special and locally distinctive about the landscape, seascape, settlement and historic character; and
- (IV) retain the existing scale and pattern of the landscape, with its characteristic highly diverse mosaic of contrasting landscape types; and
- (V) retain, integrate and enhance distinctive natural, semi-natural, cultural and historic features; and
- (VI) conserve and enhance undeveloped land on the coast and on the edge of and between settlements, maintaining settlement separation; and
- (VII) conserve and enhance visual amenity, views, tranquillity and the sense of space and place, avoiding the introduction of intrusive elements or compromise to the skyline; and
- (VIII) avoid harm to the wider landscape, including cumulative impacts, and prevent urbanisation and increases in noise and light pollution, reducing it where there is scope to do so; and
- (IX) take into account the particular sensitivities and character of the coastal landscape and seascape, including protecting open views; and
- (X) include a robust Landscape and Visual Impact Assessment demonstrating the level of impact of the proposed development.

Reasoned Justification

3.1.3 'Natural Beauty' is not just an aesthetic concept, and 'landscape' means more than just scenery. The landscape and natural beauty of AONBs is partly due to nature, and is partly the product of many centuries of human modification. Landscape encompasses everything – 'natural' and human – that makes an area distinctive: geology, climate, soils, plants, animals, communities, archaeology, buildings, the people who live in it, past and present, and the perceptions of those who visit it.

3.1.4 The character of the landscape is one of Arnside & Silverdale AONB's most valued assets. The open, undeveloped seascape is also a defining feature. It is the unique combination of elements and features (characteristics) in this area that makes the landscape and seascape so distinctive resulting in a strong sense of place.

- 3.1.5 The AONB is a protected landscape as set out in paragraph 115 of the National Planning Policy Framework and explained in the AONB Management Plan. Protected landscapes are part of the cultural and natural heritage of the nation and have the highest status of protection in relation to landscape and scenic beauty. The AONB contains important heritage assets, wildlife species, habitats and geological diversity, many of which are recognised as being of national or international importance, and are protected by law.
- 3.1.6 National policy gives great weight to the protection of the Special Qualities of the AONB, such as its landscape, wildlife and cultural heritage. If the Special Qualities are damaged, for example by insensitive development, then that will compromise the primary purpose of the AONB and the enjoyment of the area by the public. The assumption therefore is that the Special Qualities are connected to the landscape, wildlife, cultural heritage and the enjoyment of being in the AONB.
- 3.1.7 Where a development proposal would create conflict between the primary purpose of the AONB and other uses of the AONB, such as recreation, the purpose of conservation is given preference under a long-standing presumption known as the 'Sandford Principle'.
- 3.1.8 In order to best serve the primary purpose of AONB designation, new development must relate to the established character of the area (as described in the Landscape and Seascape Character Assessment) in which it is to be located. It must integrate with its setting and be in keeping with neighbouring buildings and the landscape by appropriate siting, nature, scale, proportion, massing, design, materials and landscaping. It must respect the prevailing proportion of buildings to gardens and green space.
- 3.1.9 There are many opportunities to conserve and enhance the special and distinctive character of the AONB landscapes by managing development and supporting the conservation of distinctive landscape features such as in-field trees, hedgerows, drystone walls, ponds and limekilns. Proposals will be supported where they remove elements that adversely affect the landscape, such as overhead cables.
- 3.1.10 The land at the edge of settlements often forms part of the historic setting of the settlement and can include areas which have cultural importance. Public rights of way can often provide access to these areas and connections to the open landscape of the AONB beyond. They provide key opportunities for green infrastructure in addition to shaping and maintaining settlement character.
- 3.1.11 Spectacular views, into, out of and across the AONB, are one of the Special Qualities of the area. Development has the potential to introduce intrusive and jarring elements into the landscape resulting in adverse impacts on views and visual amenity. How a site, feature, building or view is seen, fitting in with its surroundings, and enjoyed in that context is very important within the AONB. This is a highly valued aspect of the AONB by local residents and is the reason why many visitors come to the AONB.
- 3.1.12 The AONB is set within a wider landscape that is highly visible from within the AONB; it is this surrounding landscape which provides the impressive 'setting' to the AONB. The landscape setting is an important aspect of the AONB as the surroundings contribute to how

the AONB is experienced, understood and appreciated. Development within the setting of the AONB therefore has the potential to adversely affect the special qualities of the AONB and will be considered very carefully by the Councils.

- 3.1.13 A sense of tranquillity is a special quality of the AONB but is gradually being eroded by increases in noise, activity, traffic and disturbance. The scale and type of new development and level of activity along with journeys to and from a site will affect tranquillity and will be a factor in determining whether or not a proposed development can proceed.
- 3.1.14 All light pollution, however small, contributes to the general erosion of darkness in the AONB. The spilling of light beyond a site boundary and into the surrounding countryside can be disturbing to wildlife and have an intrusive visual impact. Light pollution contributes generally to the urbanisation of the rural landscape and the loss of darkness in our night skies and should be minimised in any new development.
- 3.1.15 The majority of development proposals in the AONB are modest in scale. Through negotiation on aspects of design and mitigation, it is usually possible to ensure that they do not have a negative impact on the statutory purposes. Similarly, a number of policies in the DPD are designed to realise positive effects on the statutory purposes, for example by securing the sensitive restoration and re-use of traditional buildings.

Major Development

- 3.1.16 National planning policy does not allow major new development in Areas of Outstanding Natural Beauty except in exceptional circumstances because of the likely harm it would cause to the nation's long term interest of conserving these places. Proposals are subject to the most rigorous examination and have to demonstrate that they are genuinely in the nation's interest if they are to proceed.
- 3.1.17 Whether a proposed development constitutes major development will be a matter for the relevant decision taker. Major development in Arnside & Silverdale AONB is defined as development that has the potential to have a serious adverse impact on the landscape, wildlife, cultural heritage or Special Qualities of the AONB because of its scale, form, character or nature. Examples may include quarrying, medium and large scale housing development, commercial development that is out of keeping with the landscape, caravan sites, new roads, tall vertical structures and high voltage overhead power lines. The intimate nature of the AONB landscape means that even smaller-scale development proposals may be considered to be 'major' depending on the context. Development may have the potential to have a significant impact on the qualities of an AONB whether it is located inside or adjacent to its boundary.

Consultation responses

- 3.1.18 At Issues & Options stage, the answers to several questions helped to inform the drafting of these policies. These were:

(Q1) *Should the AONB DPD define what would constitute 'major development' (a threshold above which planning consent would not normally be granted) in the AONB or should*

this be considered on a case by case basis? If there should be a definition, what should it be?

- (Q2) *Should the Councils identify housing requirements for the AONB area over the plan period? What additional information is required, and what calculations should be made to guide housing requirements?*
- (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?*
- (Q26) *Which option(s) represent the most appropriate approach to development in the AONB? Are there any other options we should consider? (this question related to a range of options as to which settlements should be the focus of new development).*

3.1.19 Many people supported a case-by-case approach to assessing whether a proposal would constitute major development (Q1), or otherwise acknowledged that there should be flexibility or exceptions to any definition depending on circumstances. Varied suggestions for a definition were also submitted.

3.1.20 There were various suggestions around the issue of whether a housing requirement for the AONB should be set (Q2), but overall, the general view was that whilst an indication of local needs was required, the amount of development planned for the AONB should be guided by the capacity of the AONB to accommodate development without compromise to the primary purpose of its designation - the conservation and enhancement of the landscape.

3.1.21 Consultation responses proposed that the assessment of development proposals (Q21) should focus on the AONB's Special Qualities, landscape and seascape character, visual amenity and views and that this should be done through specially developed AONB DPD policy criteria, with strong regard to the AONB Management Plan and landscape and seascape character assessments. It was recommended that specific evidence might be required such as Landscape and Visual Impact Assessments.

3.1.22 The majority of responses to Q26 favoured option (v), which proposed some development in both primary and smaller settlements with recognition by some that Beetham may have greater capacity than some due to its greater level of services and facilities.

3.1.23 The Issues & Options Discussion Paper also asked:

- (Q29) *Should the AONB DPD identify development boundaries? For which settlements?*
- (Q10) *Should the AONB DPD prioritise and/or set a locally appropriate target for the use of brownfield land? Is there enough brownfield land in the AONB to do this?*
- (Q11) *Should the AONB DPD seek to guide the density of new development? If so, what approach should the plan adopt?*
- (Q9) *How should the AONB DPD plan for housing development on rural estates, in isolated locations or specifically for agricultural and forestry workers?*

3.1.24 Whilst several people felt that development boundaries were needed for all or most settlements in the AONB, there was also strong support for a more flexible, criteria-based approach. Several people identified that development boundaries are inappropriate for dispersed settlements such as Silverdale and that settlement boundaries have both pros and cons and how these might affect the AONB.

- 3.1.25 There was a strong feeling that brownfield land should be prioritised and/or its development encouraged over greenfield land, but very few people explicitly supported the introduction of a target. Similarly, most respondents felt a case-by-case approach to density was more appropriate than setting a density target or requirement.
- 3.1.26 It was suggested by some that the issue of agricultural workers' dwellings in the AONB may not be of such significance to warrant a special policy, although others said that a policy was needed. However, a common thread through the responses was that regardless of the type of development, it should not harm the AONB. Policy AS01 has been written to ensure that any development outside of settlements in the AONB is covered.
- 3.1.27 The Development Strategy identifies a landscape-capacity led and criteria-based approach to development rather than setting a target for amounts of development to be achieved as well as a number of specific landscape-related considerations that proposals for development must take into account. The Councils have not sought to identify development boundaries, a brownfield target or density requirements. Densities of individual allocations and other development proposals will be guided by the policy requirements in this DPD and the other documents in the District's Development Plans.

A landscape capacity-led approach

- 3.1.28 The Arnside & Silverdale area was designated as an AONB in recognition of its landscapes of exceptional beauty and importance, and with the primary purpose of conserving and enhancing these. Therefore it is entirely appropriate to take a landscape-led approach to the formulation of its DPD.
- 3.1.29 An important part of District-wide plan preparation is the identification of objectively assessed housing needs (OAN). This includes needs for affordable housing, but also any needs for other housing types, including open market housing. When a plan is submitted for examination, the Government Inspector will consider very closely whether and how a plan is meeting evidenced needs. Although South Lakeland has an identified level of need, and Lancaster District is refining theirs, these figures represent the position across the whole of each District. It is difficult to apportion a figure specific to the AONB as a whole or in line with the two local authority parts, and no precedent exists for such an approach. OAN calculations are district-wide assessments and there are difficulties in calculating an OAN for a smaller area such as the AONB.
- 3.1.30 New development can make a positive contribution to the landscape but can also harm it in a number of ways. For example, new features that are uncharacteristic of the landscape may be introduced that detract from the local vernacular building style, intrude into skylines or obstruct or erode important views. Important landscape features such as hedges, drystone walls and mature trees may be damaged or removed. Over time, development can lead to the gradual erosion of local distinctiveness and in a protected landscape of such unique character, this sort of cumulative loss and harm must be avoided in order to serve the primary purpose of AONB designation.

- 3.1.31 All new development within the AONB must **complement** the character and visual amenity of the local landscape and seascape and must reflect the capacity of the landscape to accommodate it.
- 3.1.32 The Arnside & Silverdale Landscape and Seascape Character Assessment, published in 2015, provides descriptions of landscape/seascape character types and areas within the AONB and identifies key features and characteristics of the landscape that might be affected by development. This is a detailed local level assessment that links with the wider framework of county-level studies. From this work the main landscape character types within the AONB are defined as:
- Intertidal flats
 - Saltmarshes and lagoons
 - Lowland Moss
 - Coastal limestone pasture
 - Inland pasture and parkland
 - Wooded limestone hills and pavements
- The assessment identified a high level of sensitivity of the AONB landscape to development and its very limited capacity for change.
- 3.1.33 Two landscape character types forming part of the setting of the AONB are also defined:
- Drumlin farmland
 - Low coastal drumlins
- 3.1.34 Development proposals within the AONB or affecting its setting will have to demonstrate clearly that they are appropriate to the landscape character type and designation, taking into account the wealth of landscape character evidence and guidance available. The Councils will also expect proposals to have regard to the content of the AONB Management Plan.
- 3.1.35 Given the difficulties in apportioning the OAN, and the emphasis on the capacity of the landscape to accommodate development within the AONB, the Councils have concluded that it is not necessary to identify a specific housing requirement for the AONB. In the AONB, the priority should be to meet identified affordable and other local housing needs within the capacity of the landscape.
- 3.1.36 The Housing Needs Survey for the AONB identified a need for 72 affordable houses between September 2014 and September 2019 (5 years) for people living in the AONB. The Councils are aware that:
- the AONB DPD plan period is 15 years, and it will be necessary to roll forward and review the Housing Needs Survey information to cover the whole plan period; and
 - affordable housing may need to be cross-subsidised by open market housing.
- 3.1.37 Some housing needs may be met outside the AONB if suitable sites are not available within. There are also a number of existing planning permissions that, if developed, will contribute to meeting housing needs.

Policy Links

AONB Management Plan Objectives	1, 9
Key Current Local Plan Links	<p>Lancaster: SC1, SC3, SC5, E1, DM8, DM9, DM10, DM12, DM14, DM17, DM18, DM19, DM24, DM27, DM28, DM35 and various 'saved' Local Plan policies</p> <p>South Lakeland: CS1.1, CS5, CS7.4, CS8.1, CS8.2, CS8.5, CS8.10, LA1.0 and various 'saved' Local Plan policies</p>
Key Emerging Local Plan Links	See Section 6
NPPF paragraphs	14, 109, 115, 116
Other documents, guidance or evidence	AONB Management Plan, AONB Special Qualities Report, AONB Landscape and Seascape Character Assessment, AONB Historic Designed Landscapes Research Report, Historic Landscape Character Assessments, Cumbria Landscape Character Guidance and Toolkit, Lancashire Landscape Character Assessment and Strategy, National Character Area Profiles

3.2 General Requirements

- 3.2.1 Policies set out in the Districts' Local Plans include general requirements that all new development, including development in the AONB, is expected to meet. These requirements help to ensure that all new development reaches a certain standard and contributes positively to the area. Also included in the Districts' Local Plans is the requirement for the setting of the AONB to be protected.

Proposed Policy

AS03 – General requirements

In addition to General Requirements for all development set out in the District-wide Local Plans for Lancaster and South Lakeland, all development within the Arnside & Silverdale AONB must:

- (I) have proper and full regard to the AONB designation, in line with current legislation, policy, guidance and evidence relating to designated landscapes; and
- (II) reinforce, complement and be guided by the Special Qualities of the AONB, as set out in the AONB Management Plan; and
- (III) clearly support, contribute to and not detract from the primary purpose of AONB designation; and
- (IV) protect the setting of and views into and out from the AONB; and
- (V) 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; and
- (VI) ensure that traffic movements and transport arrangements associated with new development do not compromise the area's tranquillity, rural feel or opportunities for quiet enjoyment and recreation.

Where the individual, cumulative or incremental impacts of a development proposal would compromise the primary purpose of AONB designation or the Special Qualities and these impacts cannot be effectively mitigated or offset, permission will not be granted.

Reasoned Justification

- 3.2.2 The Councils did not ask a question at Issues and Options stage about the need for General Requirements in the AONB DPD, or what they should be. The General Requirements set out at District level apply in the AONB, but because of its protected status and Special Qualities, this policy sets out that in the AONB, further requirements must be met. All development in the AONB 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.

3.2.3 Setting out these additional General Requirements will help to ensure that the primary purpose of AONB designation - to conserve and enhance the natural beauty of the area - is not compromised, that the AONB's primary purpose is supported and that the AONB's Special Qualities are protected and enhanced.

3.2.4 The policy will apply to all developments and must be read alongside the other policies in this Plan and all policies that apply District-wide in South Lakeland or Lancaster.

Policy Links

AONB Management Plan Objectives	1, 9
Key Current Local Plan Links	Lancaster: SC1, SC3, SC5, E1, DM8, DM9, DM10, DM12, DM14, DM17, DM18, DM19, DM24, DM27, DM28, DM35 and various 'saved' Local Plan policies South Lakeland: CS1.1, CS5, CS8.2, LA1.0 and various 'saved' Local Plan policies
Key Emerging Local Plan Links	See Section 6
NPPF paragraphs	14, 109, 115, 123, 144,
Other documents, guidance or evidence	AONB Management Plan, AONB Special Qualities Report, AONB Landscape and Seascape Character Assessment, AONB Historic Designed Landscapes Research Report, Historic Landscape Character Assessments

4 Policy Issues

4.1 Housing Provision

- 4.1.1 As the AONB is a protected landscape, sites that are suitable for housing should be developed specifically to help meet local affordable or other locally identified housing needs. To do otherwise would fail to address these needs, which could then only be met by releasing more sensitive sites, causing harm and compromising the primary purpose of the AONB designation.

Proposed Policy

AS04 – Housing Provision

Within the Arnside & Silverdale AONB, subject to satisfying other relevant policy requirements and in order to ensure that new development in the AONB meets local needs, proposals for new housing development will be supported where they deliver at least 50% affordable housing. Only where this is demonstrably unachievable through available mechanisms will a lower percentage be acceptable.

New housing development will be supported where the maximum possible affordable homes are delivered and where the number, size, types and tenures of all homes provided demonstrably reflects and meets identified local needs in accordance with current housing needs evidence at the time of the application.

Priority will be given to the delivery of affordable housing and maximising the potential for meeting identified local needs and local affordable needs from appropriate individual development opportunities. Proposals will be expected to demonstrate that densities make best and efficient use of land and reflect local settlement character.

Affordable housing needs are forecast to apply over a period of time and not all the identified need is required straight away. The delivery of affordable housing should be phased in line with demand to ensure that the market is not over-supplied at any time. This can be done by close working with and between housing developers, landowners and appropriate Registered Providers of affordable housing.

Subject to meeting other policy requirements, proposals will be supported that:

- (I) meet housing needs through the conversion or sub-division of existing buildings or through the redevelopment of previously developed land; or
- (II) meet the needs of specific societal groups or restrict occupancy to sole/main residence or to those with a local connection.

Reasoned Justification

- 4.1.2 The Issues and Options Consultation asked *Should the AONB DPD identify the proportion of affordable housing to be developed in the AONB? If so what proportion and how would it be delivered?* (Q6); *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? (Q7) and Should the AONB DPD promote the development of certain housing types within the AONB to meet particular housing needs? (Q8).

- 4.1.3 Many people said that the percentage of affordable housing required should be higher than that required by current policies, and some of these argued that only affordable housing should be allowed. However, others felt that a mixture of different types of affordable and market housing was appropriate and some felt that existing or lower requirements were appropriate.
- 4.1.4 Several people felt that housing should be restricted to local people whilst others felt a restriction requiring homes to be for the occupant's sole or main residence only would be appropriate. Some respondents however considered that no such restrictions should or could be applied.
- 4.1.5 Whilst accepting that a mix of house types would be needed, some responses proposed that the AONB DPD should promote certain housing types in order to best meet local needs for affordable housing, housing for older people, housing to support downsizing, adaptable housing, bungalows, flats and smaller houses. Other respondents argued that it is not appropriate to require or specify certain dwelling types. Rather than identify specific types to meet particular needs, which can change over time, the policy requires that proposals show how they would meet local needs identified in the most recent and up-to-date evidence.
- 4.1.6 A requirement for 50% of new homes to be affordable is justified because the AONB is a sensitive landscape protected at a national level. It is inappropriate to use those sites that *are* suitable for development to deliver development that does not meet local affordable or other local needs. Doing so would mean that those needs would remain unmet and more sensitive sites would have to be developed in order to meet the needs, causing harm and compromising the primary purpose of the AONB designation.
- 4.1.7 Existing policies and legal conditions mean that all affordable housing is already restricted to those with a local connection in perpetuity. Although additional occupancy restrictions have been applied elsewhere, this has been in areas where the evidence has shown significantly higher proportions of second homes and holiday lets than are present in the AONB (see Table 1). Furthermore, this type of approach has also often met with resistance and viability concerns, for example, restrictions in the Neighbourhood Plan for St Ives in Cornwall requiring that new houses to be limited to purchase by those who will use the property as their principal residence have been subject to legal challenge⁶.
- 4.1.8 This document does not set out any proposal to restrict the occupancy of new properties other than the existing restrictions placed on affordable housing. However, the policy does identify that where proposals offer occupancy controls that help to support the meeting of local needs, this will be looked upon favourably as part of the overall consideration of the scheme.

⁶ St Ives Neighbourhood Plan has recently been made (adopted) with the inclusion of a policy restricting new build development to sole or main occupancy, however, the decision to adopt the Plan is subject to a legal challenge (hearing held 6-7 October 2016 and outcome awaited).

- 4.1.9 There will be a need to consider recent changes to planning legislation and guidance, such as starter homes, once the full implications of the Government's intentions in relation to these changes are known. These will be taken into account in the next iteration of the DPD (Publication stage).

Table 1

Second homes data (2016 unless otherwise stated)			
Parish	Total no of dwellings	No of second homes	% Second homes
Arnside	1294	117	9
Beetham	864	48	5.5
Silverdale	823	58	7
Warton	1124	30	3
Yealand Conyers	106	8	8
Yealand Redmayne	163	3	2
Lakes Parish	2635	579	22.0
St Ives, Cornwall	6968	1206	17.3 ⁷

Policy Links

AONB Management Plan Objectives	10, 19, 21
Key Current Local Plan Links	Lancaster: SC3, SC4, DM41, DM42, DM44, DM45 and various 'saved' Local Plan policies South Lakeland: CS1.1, CS1.2, CS5, CS6.1, CS6.2, CS6.3, CS6.4 and various 'saved' Local Plan policies
Key Emerging Local Plan Links	See Section 6
NPPF paragraphs	14, 47-55, 109, 115, 116
Other documents, guidance or evidence	AONB Housing Needs Survey, AONB Landscape and Seascape Character Assessment, AONB Management Plan

⁷ Figure was provided by Cornwall Council and is from 2012 second homes data generated through Council Tax reports. 2011 Census data and St Ives Neighbourhood Plan suggest figures nearer 25%.

4.2 Natural Environment

4.2.1 Biodiversity and geodiversity are key environmental significances in the AONB. The area is home to rare species, some of which are only found in this area. Many sites are subject to the highest level of protection in national and international law and there are sixty four locally protected sites and priority habitats. Both Councils have adopted comprehensive policies on biodiversity and geodiversity, which have clear implications for their protection and enhancement within the AONB. However, there is scope to clarify and expand on these in the AONB DPD, to better ensure that new development supports the AONB's primary purpose and Special Qualities.

Proposed Policy

AS05 – Natural Environment

New development will 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 services⁸.

Development proposals will not be permitted that would be likely to compromise the extent, value or integrity of:

- (I) any site or habitat protected for its biodiversity or geodiversity value at an international, national or local level;
- (II) any priority habitat or species;
- (III) ecological networks and ecosystem services;
- (IV) 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.

Exceptions will only be made where:

- (V) there is an overriding public need for the development; and
- (VI) the development cannot be located elsewhere; and
- (VII) mitigation is provided, or, where mitigation is not possible, compensatory measures are provided before the development's completion that result in enhancement (net gain) of the habitat's extent and value.

To protect and enhance the robustness, function and value of green infrastructure and ecological networks, new development will:

- (VIII) support and enhance ecosystem services, taking into full account those detailed in the AONB Management Plan;
- (IX) 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;
- (X) support the mosaic pattern of habitats and species and the mosaic approach to their management and protection⁹).

⁸ Ecosystem services are the benefits provided to us by the natural environment when it is allowed to function healthily, including clean air and water, climate and disease regulation, crop pollination and cultural, health and recreational benefits.

⁹ [The Mosaic Approach: Managing Habitats for Species](#) is about integrating the requirements of species into habitat management, ensuring that plants and wildlife have the places they need to live and reproduce. A series of presentations are available that explain the approach for different habitats and how it could be applied.

AS05 – Natural Environment contd.

Development that results in the removal of or damage to single trees, tree groups, woodland or hedgerows will be required to provide replacement trees at an appropriate ratio and of appropriate species to conserve and enhance the special character of the area. In-field and boundary trees, fruit trees, mature, notable, veteran and ancient trees are particularly important.

New single trees, tree groups, woodland or hedgerows and other vegetation planted as part of any replacement or wholly new planting must:

- (XI) promote a wider diversity of appropriate species, including diversity of height;
- (XII) be appropriate to its location and intended function;
- (XIII) reflect historic planting patterns and species in the locality;
- (XIV) be supported by an appropriate management regime;
- (XV) preserve, enhance or contribute to restoring any existing or relic orchards on or adjacent the site.

In parkland, any replacement planting should support the need to manage mature or over-mature trees to contribute to the special character of the area.

Landscaping in new development should remove invasive species. New planting should reflect local character, species and the purpose of the planting and should reinforce adjacent habitats. Proposals that include or support the restoration or planting of new orchards and fruit trees will be particularly supported. Account should be taken of the needs of particular species dependent on the retention of dead wood and mature trees within woodland.

Development proposals will be accompanied by detailed and thorough ecological surveys including an assessment of the role the site plays in the local ecological network, taking into account connectivity and activity at different times of year. There should be clear links between the survey outcomes and any protection, mitigation and enhancement measures proposed.

Before works to traditional buildings or features take place, appropriate species surveys should be undertaken and an appropriate plan for their protection, mitigation and enhancement put in place.

New buildings and conversions will be required to incorporate measures to support biodiversity as part of their fabric as is appropriate based on site specific and other local biodiversity evidence. These should include measures such as swift bricks, hedgehog highways, bat boxes/access tiles and living walls, and special consideration for species that are dependent on the built environment.

Proposals that enable or facilitate specifically tailored or targeted action to support rare or priority species or habitats will be supported subject to meeting other policy requirements.

Reasoned Justification

- 4.2.2 At Issues & Options stage, the Councils asked *How should the AONB DPD protect or enhance the biodiversity and geodiversity of the AONB?* (Q22). There was a clear message

from respondents that a policy specific to the AONB was required and that this should be informed by the AONB Management Plan and the AONB's Special Qualities.

- 4.2.3 Respondents were also clear that new development should avoid harm to protected sites and priority habitats and species. In addition, a range of specific suggestions were made as to elements that should be covered in the new policy. These included taking a holistic approach that allows for no net loss of biodiversity or geodiversity assets, promotion of connectivity, diversity and enhancement and provision for valued biodiversity or geodiversity assets that do not enjoy formal protected status. The proposed policy reflects these suggestions and provides, alongside existing policies and legislation, a comprehensive, AONB-specific approach to the protection and enhancement of biodiversity, geodiversity and the mosaic of connected natural attributes within which they lie.
- 4.2.4 The AONB contains outstanding and significant habitat and wildlife networks. A measure of how important the area is for its biological and geological interest is provided by the number and extent of locally, nationally and internationally designated sites that 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.
- 4.2.5 The need to protect the natural environment and develop robust ecological networks is now well established. It is reflected in the National Planning Policy Framework (paragraphs 109 and 113). Local planning authorities are required to set criteria-based policies against which proposals for any development on or affecting protected wildlife or geodiversity sites will be judged.
- 4.2.6 Effective conservation and enhancement of biodiversity means taking action at a landscape-scale across local authority boundaries to develop robust ecological networks. Policies should protect and enhance the hierarchy of international, national and locally designated sites of importance for biodiversity and also wildlife habitat corridors and stepping stones that buffer and connect them.
- 4.2.7 All planning applications will need to be accompanied by appropriate ecological surveys that incorporate a biodiversity impact assessment and describe the biodiversity interest of the site, and the nature and extent of any impact of the proposed development, including on ecological networks and connectivity. Applicants should outline any mitigation measures and the steps to be taken to retain, incorporate, protect, enhance and where appropriate manage the biodiversity interest, as part of the proposals. Proposals near or otherwise likely to affect an internationally designated site also require a Habitats Regulations Assessment.

- 4.2.8 Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006 requires the Government to publish a list of habitats and species that are of principal importance (termed priority habitats and species) for the conservation of biodiversity in England. The S41 list is used to guide decision-makers such as public bodies, including local authorities, in implementing their duty under section 40 of the NERC Act to have regard to the conservation of biodiversity in England, when carrying out their normal functions. However, it is also important to note that 'biodiversity' means all biodiversity and not purely the habitats and species of principal importance.
- 4.2.9 Arnside & Silverdale AONB supports an exceptionally diverse range of priority habitats and species, many of which are designated at an international, national or local level, but some of which are not formally designated. It is therefore important that policies promote the preservation, restoration and recreation of priority habitats and protection and recovery of priority species and the wider ecological networks that support them. The whole of the AONB is contained within the Morecambe Bay Limestones and Wetlands Nature Improvement Area.

Internationally designated sites

- 4.2.10 The AONB contains three types of internationally designated sites: Ramsar sites; Special Protection Areas (SPAs); and, Special Areas of Conservation (SACs).
- 4.2.11 These sites are protected by The Conservation (Natural Habitats, &c.) Regulations 1994, as subsequently amended. The level of protection is extremely high. Protection is required from damage to the integrity of a site (defined as the coherence of its ecological structure and function across its whole area that enables it to sustain the habitat, complex of habitats and/or the levels of populations of species for which it was classified).
- 4.2.12 In assessing development likely to affect the integrity of internationally protected sites, the Councils will follow the procedure set out in the Habitats Regulations. Essentially, this involves assessing likely impacts and considering the alternative solutions. The applicant will be expected to provide this information before the proposal can be considered. The applicant must demonstrate that a proposal would not have adverse effects. If this cannot be proven, planning permission will only be given in exceptional circumstances of overriding public interest. Natural England will advise the Councils in these circumstances.

Nationally designated sites and national priority habitats

- 4.2.13 Sites of Special Scientific Interest (SSSIs) and areas subject to Limestone Pavement Orders are of national importance for their habitats, species or geodiversity. Their importance means that special scrutiny and thorough evaluation is required for development that would have an adverse impact on them. An application for such development on or adjacent a SSSI will need to be supported by sufficient information for the Councils to make a competent evaluation of it.
- 4.2.14 National policy only permits development that will have an adverse effect on a SSSI where the benefits will clearly outweigh the impact on the qualities of the site or the wider ecological network. This will be an issue for the Councils to consider with advice from Natural England. Where development is permitted, the Councils will use conditions or planning obligations to

minimise its impact. Where appropriate, planning obligations will be used to secure long-term management, to provide funds for management, or to provide nature conservation features to compensate for any loss when development takes place.

- 4.2.15 The S41 priority habitats that occur in the Arnside & Silverdale AONB include deciduous woodland, traditional orchards, lowland calcareous grassland, coastal and floodplain grazing marsh, hedgerows, maritime cliffs and slopes and limestone pavement (a full list appears in the AONB Management Plan).

Local Protection and areas or species without specific protection

- 4.2.16 Local Wildlife Sites are judged to have importance for wildlife at the local level. There are also habitats, sites and species that have no special protection but that nevertheless have a key role to play in overall ecosystem health. For example, areas that lie between designated sites, providing connectivity between habitats and allowing species to move through the landscape to different feeding, breeding, nesting and resting sites are crucial for species survival. Similarly, areas that lie adjacent to protected sites can act as a buffer between them and sources of disturbance, such as settlements or transport infrastructure.

Protected species

- 4.2.17 Many species are protected by designation of their habitat. However, a number of species, have specific legal protection under the Habitats Regulations and other statutes. The level of protection afforded to individual species varies. Where there would be an adverse effect on a European protected species, and that impact cannot be mitigated, development is only permitted if there is an essential need for it, there are no alternative solutions, there are overriding reasons relating to human health or public safety or there are beneficial consequences of primary importance to the environment.
- 4.2.18 With certain species, the law protects their habitat or places of shelter from damage or disturbance. Traditional buildings, for example, can provide habitat for endangered species such as bats. Where the presence of a European protected species in a building is established, the design and implementation of any approved alterations or change of use must take account of the need to safeguard the habitat. Before a planning application that would affect a European protected species can be determined, the applicant is required to undertake a thorough evaluation to a relevant specification, and include proportionate mitigation measures.
- 4.2.19 Nationally important species are treated slightly differently. Whilst it is not necessary to prove an essential need for development that would affect a nationally important species, it is necessary for a developer to incorporate sufficient measures that will mitigate the impact. As biodiversity is an inherent part of the Special Qualities and character of the AONB, it is important to protect rather than mitigate unless exceptional circumstances apply.
- 4.2.20 Over 100 priority species included on the S41 list are known to occur regularly within the AONB. Some examples include Curlew, Red Helleborine, Slow Worm, Brown Hare, High Brown Fritillary butterfly and Otter.

- 4.2.21 Certain protected and non-protected species rely on the built environment so are particularly vulnerable to insensitive renovations and development. Any development should therefore seek to enhance biodiversity and include proactive measures to encourage wildlife that relies on the built environment such as swifts, swallows and bats wherever possible.

Geology and geomorphology

- 4.2.22 The geology and geomorphology of the AONB is responsible for its distinctive limestone scenery, its assembly of habitats and species, its past industrial activities and the materials used to construct its settlements, buildings and dry stone walls. The most important geological and geomorphological sites are protected through SSSI designation or are identified as regionally important geological/geomorphological sites (Local Geodiversity Sites). LGSs are a non-statutory designation of sites that are considered worthy of protection for their educational, scientific, and historic or landscape significance. These sites and features are valuable to the special landscape qualities of the AONB and should be conserved and protected from avoidable harm.
- 4.2.23 The special qualities of the AONB provide a wide range of benefits to society often described as 'ecosystem services'. Ecosystem services are defined as services provided by the natural environment that benefit people. These include clean water and air, pollination and food sources, energy and climate regulation, as well as a range of wider health and wellbeing benefits. The ecosystem services relevant to the AONB are listed in the AONB Management Plan. In addition to the intrinsic value of species and habitats, these wider benefits provide a strong case for protecting and enhancing the natural environment, to ensure its continued and optimum health. The collective value of the natural environment is recognised in the ecosystems approach advocated by DEFRA.

Policy Links

AONB Management Plan Objectives	1, 2, 3, 4, 5, 6, 8, 10, 11, 12, 14, 19
Key Current Local Plan Links	Lancaster: SC1, SC8, E1, DM25, DM26, DM27, DM28, DM29, MR1 and various 'saved' Local Plan policies South Lakeland: CS1.1, CS8.1, CS8.2, CS8.4, CS8.5, CS9.2, LA1.10 and various 'saved' Local Plan policies
Key Emerging Local Plan Links	See Section 6
NPPF paragraphs	14, 109, 115
Other documents, guidance or evidence	AONB Management Plan (inc. Appendix 2), AONB Special Qualities Report, AONB Landscape and Seascape Character Assessment, Natural Environment White Paper, Biodiversity 2020: A strategy for England's wildlife and ecosystem services, Making Space for Nature, Morecambe Bay NIA and LNP, Think Big: Ecological recovery in Protected Landscapes, Section 41 of the NERC Act.

4.3 Open Space and Recreation

- 4.3.1 Public Open Spaces are publicly accessible areas of land that provide sporting, recreational or play opportunities, as shown on the Policies Map.

Proposed Policy

AS06 – Public Open Space and Recreation

Public open space is a valuable resource within the AONB. The areas identified on the policies map as Public Open Spaces are designated for protection from development for public benefit. Proposals for development on land designated as Public Open Space will not be permitted where they result in the loss of, or harm to, the integrity of the open space or its open qualities or functions. Exceptions may be made if it can be demonstrated that the space is no longer needed, or a suitably located replacement of at least equivalent standard is secured.

Development will connect with and fill gaps in the existing recreational route network where appropriate opportunities exist. Proposals that restrict or prevent access to the coast, or that reduce or compromise other recreational networks will not be permitted.

Proposals will be supported for the provision of new publicly accessible open space. Where new development is proposed, developers will be required to provide new or enhanced public open space in line with policy requirements in the relevant District's Local Plan. New or enhanced open space must reflect the primary purpose and Special Qualities of the AONB.

- 4.3.2 Key Settlement Landscapes are private (not publicly accessible) areas of open space that make a particular and important contribution to the character of settlements in the AONB by bringing the countryside into the settlements and reinforcing their rural character as well as by providing key views and offering variety in settlement form, fabric and feel. The areas identified as Key Settlement Landscapes on the Policies Map are designated for protection from development.

Proposed Policy

AS07 – Key Settlement Landscapes

Key Settlement Landscapes make an important contribution to the character of the AONB and its settlements. The areas identified on the Policies Map as Key Settlement Landscapes are designated for protection from development.

Proposals will not be permitted:

- (I) for development within Key Settlement Landscapes;
- (II) that would compromise the integrity of Key Settlement Landscapes by affecting their setting, open nature or rural characteristics.

Reasoned Justification

- 4.3.3 At Issues and Options consultation, the Councils asked *Have the right elements for assessing the designation of private open spaces as Important Open Space been identified? (Q18); 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? (Q19); and 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? (Q20)*
- 4.3.4 Many respondents agreed that the right criteria had been identified, although there were several suggestions for additional criteria such as including orchards and access to the coast. Many of the suggestions made have been incorporated into the assessment form (see Appendix 3) against which potential open spaces have been assessed.
- 4.3.5 In response to Q19, the general thrust of responses was that all the existing designated open spaces should continue to be protected, although there were some suggestions that development (or partial development) of some might be appropriate. Several additional suggestions for sites or land to be protected as open space were made in response to Q20. Where appropriate, these have been assessed and where the relevant criteria were met, sites/land have been put forward to be protected as open space.
- 4.3.6 Both Public Open Space and Key Settlement Landscape designations are based on research and evidence, including a review of previous open space designations and new suggestions, as well as assessment against robust criteria.

Public Open Space

- 4.3.7 Public Open Space is designated in and around the main settlements of the AONB in the following categories:
- Active recreation
 - Amenity spaces
 - Allotments
- 4.3.8 Active recreation applies to those spaces providing opportunity for recreation and sports activities and includes facilities for children and young people. Examples include sports pitches, tennis courts, bowling greens, golf courses, skate-parks, playgrounds and playing fields (including school playing fields).
- 4.3.9 Amenity spaces offer wider benefits and include areas identified as parks and gardens, informal recreation spaces, village greens, areas of natural and semi-natural greenspace, which include publicly accessible woodlands, grassland, cemeteries and churchyards. Some spaces have a dual role providing an active and an amenity resource.
- 4.3.10 Policy AS06 incorporates flexibility to accommodate some development where it is sufficiently minor so as not to detract significantly from the overall integrity, qualities and functions of the open space. So, for example, a space designated for its recreational value may well be capable of accommodating play equipment or other development that is

complementary to or enhances its enjoyment. The policy will support public realm improvements where these conserve and enhance the qualities of these spaces. However, the Councils will guard against incremental changes to open spaces that result in cumulative harm.

- 4.3.11 The purpose of the designation may extend beyond the planning remit, for example where enhancements to important spaces are proposed, inclusion within the Plan may help lend weight to funding bids. With this in mind, some spaces that seem very unlikely to be subject to development pressures, but are nonetheless locally important, have been included (for example churchyards).
- 4.3.12 Where a space has public access and/or a sport and recreation function, its value is rooted in community and the test for loss or harm is directly linked to this. To be consistent with national guidance, the proposed policy requires that for any development proposed that will result in the loss of or harm to such a space, a robust case must be made that the space is no longer needed for this function or that suitable alternative provision can be made.

Key Settlement Landscapes

- 4.3.13 Key Settlement Landscapes are designated within the four AONB Local Service Centres. All the spaces identified as Key Settlement Landscapes form an important part of the distinctive characters of the settlements within which they lie. Some are part of significant tracts of land within settlements. All Key Settlement Landscapes contribute to the settlements' rural nature and settlement form and give the sense of the countryside and landscape of the AONB being an integral part of the settlements as well as being the setting for them.
- 4.3.14 The continued protection of Key Settlement Landscapes is important for their visual and amenity value but also for the wider role that these areas perform in contributing to the distinctive characters of the AONB's settlements, to the wider AONB landscape and to the Special Qualities of the AONB. The proposed policy is designed to protect the areas identified as Key Settlement Landscapes from development, including development that may be proposed outside of the areas but that would harm their integrity as Key Settlement Landscapes.

Policy Links

AONB Management Plan Objectives	1, 4, 5, 9, 10
Key Current Local Plan Links	Lancaster: SC1, SC8, MR1, DM25, DM26, DM27, DM28, DM29, DM35 and various other 'saved' Local Plan policies South Lakeland: CS1.1, CS8.1, CS8.2, CS8.3a, CS8.3b, CS9.1, CS9.2, CS10.1, LA1.10, LA1.11 and various other 'saved' Local Plan policies
Key Emerging Local Plan Links	See Section 6
NPPF paragraphs	73-75, 116,
Other documents, guidance or evidence	AONB Management Plan, AONB Special Qualities Report, AONB Landscape and

	Seascape Assessment, SLDC and Lancaster PPG 17 assessments, Desk and site-based assessment of new and existing open space proposals
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4.4 Historic Environment

- 4.4.1 The AONB contains a wide range of significant historic landscapes, features and distinctive settlement characters. Both Councils have District-wide policies on the historic environment but there is scope for additional policy measures to better reflect the AONB's primary purpose and Special Qualities.

Proposed Policy

AS08 – Historic Environment

In addition to the policy requirements for the historic environment as set out in the relevant District-wide Local Plans, 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 heritage assets and their settings, and the distinctiveness of settlements.

Before works to historic buildings or assets take place, surveys should be undertaken to record their historical interest and build the heritage evidence of the AONB. Proposals within the setting of historic assets must be accompanied by an archaeological survey and any finds must be recorded and interpreted.

Development proposals affecting designated and non-designated heritage assets, that are either identified on the relevant Council's Local List, the Historic Environment Record or that are discovered during the application process, will be supported provided that they:

- (I) protect and enhance the special architectural and historic interest of the asset. This may include schemes that specifically aim to (or include measures to) protect, restore, enhance, reveal, interpret, sensitively and imaginatively incorporate or record historic assets or features;
- (II) reflect local vernacular and the distinctive historic and settlement character through the design, style, scale, massing and materials used;
- (III) protect and enhance the character and setting of the asset; and
- (IV) 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.

Proposals that result in or contribute to the loss or fragmentation of heritage assets will not be permitted. Proposals affecting ancient/historic field patterns should reinforce and reflect the pattern.

Reasoned Justification

- 4.4.2 At the Issues and Options consultation, we asked *How should the AONB DPD manage the protection and enhancement of the historic environment?* (Q24). Several people suggested that existing policies may be adequate, whilst others suggested that a design guide could assist with the protection of the historic environment of the AONB or that new policies could be introduced to include a bespoke AONB approach including the protection of non-designated or 'hidden' assets. The proposed policy, alongside existing policies and

legislation, provides a comprehensive, AONB-specific approach that seeks to recognise and protect heritage assets and the wider historic environment and historic character of the AONB in a way that reflects the AONB Management Plan and the AONB's Special Qualities.

- 4.4.3 Evidence such as Conservation Area Appraisals, the Historic Designed Landscape Survey, the Traditional Orchards Survey, Heritage at Risk Register, Register of Parks and Gardens, Historic Environment Record, National Heritage List for England and National Archaeological Identification Survey should be used to inform planning applications and decisions. In addition to the policy requirements above, further measures relating to archaeology are set out in District-wide Local Plan policies.
- 4.4.4 The full range of heritage features, designated and non-designated, should be recognised and taken into account when planning new development, including, but not exclusively: hidden features and archaeology; field patterns; ancient enclosures; historic routes (such as the Coffin Route); lime kilns; milk churn stands; bee boles; mile-markers; traditional road signs; marker posts and directional signage; traditional stone walls and buildings; parkland; historic designed landscapes; ponds; wells; hedgerows; orchards and veteran trees. Features should not be considered in isolation but in their context as part of a historic environment at the landscape scale.
- 4.4.5 The designation of new Conservation Areas and the preparation of an AONB design guide will be explored.

Policy Links

AONB Management Plan Objectives	1, 9, 10
Key Current Local Plan Links	Lancaster: ER2, ER6, E1, DM8, DM30, DM31, DM32, DM33, DM34 South Lakeland: CS1.1, CS5, CS7.5, CS8.2, CS8.6, CS9.2 and various 'saved' Local Plan policies
Key Emerging Local Plan Links	See Section 6
NPPF paragraphs	17, 61, 126-141, 157, 169, 170
Other documents, guidance or evidence	AONB Management Plan, AONB Special Qualities Report, AONB Landscape and Seascape Character Assessment, AONB Historic Designed Landscapes Research Report, Historic Landscape Character Assessments, SLDC and Lancaster Local Lists (in preparation), Conservation Area Appraisals, Historic Environment Record, Orchards of the Arnside & Silverdale AONB (orchard survey).

4.5 Design

4.5.1 The character of the AONB's settlements is strongly linked to the surrounding landscape. Settlement character is not only shaped by the landscape, through use of local materials and topography, but also contributes to the landscape through influences of style, construction methods, form, scale, layout and pattern. In order to serve the purpose of AONB designation, it is crucial to continue this mutual relationship, ensuring that the design of new development contributes fully to conserving and enhancing the landscape and settlement character.

Proposed Policy

AS09 – Design

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.

In addition to the design requirements set out in the relevant District policies, development proposals should:

- (I) conserve and enhance the character of the local built environment including buildings, open spaces, trees, distinctive settlement character and other important features that contribute to visual, historical or architectural character; and
- (II) reinforce the distinctive qualities of places through the consideration of uses, scale, height, solid form, massing, proportions, alignment, design detailing, lighting, materials, colours, and finishes; and
- (III) respect the integrity of historic village layouts including boundary and street elements; and
- (IV) have particular regard to local vernacular, building to plot/green space ratios and to the quality, integrity, character and settings of natural, built and historic features; and
- (V) provide well designed landscape works that retain distinctive trees and include new structural planting that contributes to the character and amenity value of the area; and
- (VI) ensure that boundary treatments and the design of entranceways reflect local character and context including through retention (or appropriate replacement where necessary) of existing features of value such as hedgerows, trees and traditional stone walls and through the careful consideration of materials and heights for gates and fencing and of species for planting.

Reasoned Justification

4.5.2 The distinctive settlement character of the villages within the AONB makes an important contribution to its overall character. Their overall ambience is greatly dependent on the quality and distinctiveness of the built environment. The design, construction, materials and detailing of individual buildings, the form, layout and pattern of villages and hamlets and the settings of many of the buildings are key elements of settlement character. Limestone underpins the natural beauty of the AONB and unifies its character. The use of local limestone in buildings and settlements across the AONB makes a major contribution to its special character.

- 4.5.3 Certain aspects of settlement character derive from their history, such as village layouts and the shapes of individual plots. The dispersed nature of Silverdale village, the linear pattern of the Yealands, the historic core of Beetham and the medieval layout of the centre of Warton, following old burgage plots, are examples. The density of housing, spacing of buildings and visual permeability are also important elements of settlement character. New development should respect and be in keeping with historic settlement character.
- 4.5.4 Open green spaces within settlements are an important aspect of settlement character. They can contribute to the setting and appreciation of important buildings and have historical significance in themselves, either as part of historic settlement pattern and form or as an archaeological resource. They can also allow public views in to or out from within the settlement and can provide a recreational resource for the local community. Open spaces add distinctiveness to the character and interest of settlements and the quality of life of their inhabitants and are a key part of the rural character of the AONB's villages.
- 4.5.5 Local distinctiveness and visual harmony (between buildings and also with the local limestone geology) is important within the AONB. This is very important in the visual appeal of the landscape and built environment and is valued by the public – both residents and visitors to the AONB.
- 4.5.6 Gradual erosion of local distinctiveness and visual harmony has occurred within parts of AONB settlements and future control of design and materials is crucial. Use of local and appropriate materials to ensure new development is in keeping with the local surroundings is essential. There are strong vernacular traditions in the area including the design, materials, construction and detailing of individual buildings and these should be retained and reflected in new development. The risk of a gradual erosion of settlement character needs to be carefully considered in any assessment of development proposals.
- 4.5.7 The grouping of buildings, use of local building materials, road and footway surfaces, signs and lighting apparatus, all affect the character and quality of the street scene.
- 4.5.8 To sustain character and quality, development should reflect traditional materials, styles and proportions. For proposals affecting the street scene, the following factors are important:
- (I) retaining traditional surfaces and layouts, or reintroducing them;
 - (II) ensuring that the scale, texture, colour and patterns of new materials are sympathetic to the area's character and appearance;
 - (III) retaining or reinstating street furniture of historical or architectural interest or of local distinctiveness;
 - (IV) ensuring that road signs and markings are of appropriate appearance and quality, with no unnecessary duplication, and fixed, where possible and appropriate, to buildings or existing street furniture;
 - (V) using lighting equipment that reflects established local styles, and which is not excessive or unsympathetic in intensity and colour.
- 4.5.9 At Issues & Options stage, the Councils asked *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?* (Q25). There were a variety of suggestions as to points that

should be included in a design policy. Several of these related to aspects that are covered in other policies in this document or in the other documents of the Council's Local Plans. Others related to things that Councils are not permitted to require through planning policy, such as renewable energy, energy efficiency or use of only locally sourced materials.

- 4.5.10 A majority of respondents to this question sought a policy that ensured that new development respected the character of the natural and built environment of the AONB. The proposed Design policy sets out additional design requirements that reflect the AONB's primary purpose and will help to ensure that the AONB's Special Qualities and distinctive landscape and settlement characters are reinforced and supported through sensitive and appropriate design.
- 4.5.11 In order to ensure that settlement character is conserved and enhanced, it is important to first understand the specific character of each the AONB's settlements. The following text describes the general characteristics of the settlements in the AONB.

Arnside

- 4.5.12 Arnside is a stone-built village situated along the Kent Estuary with a rising topography towards Arnside Knott. The area rapidly evolved as a seaside settlement in the mid-to-late 19th century. Buildings are concentrated in a sinuous route along the promenade, predominantly facing out towards the sublime views of Milnthorpe Sands and Arnside Viaduct. Buildings become more detached and interspersed further inland.
- 4.5.13 Due to the steep topography leading up to Arnside Knott, the village has a distinctively staggered appearance of roofs and chimney stacks which punctuate the skyline. Small pastures backing onto woodland have survived along the southern edge of Arnside and in the vicinity of Black Dyke and Redhills. These provide an attractive transition between the built development and the open countryside.
- 4.5.14 Throughout the village there is a sense of unity in the built form with a similar height, design and materials: buildings are two or three storeys, utilise Victorian revival detailing and are primarily constructed in limestone, some with sandstone dressing, and a blue-grey slate roof.
- 4.5.15 Along the promenade, there is a mixture of residential and commercial buildings. To the north of the promenade, buildings have traditional timber shopfronts, some with glazed canopies that face immediately onto the main street. To the southern end of the promenade, residential buildings are three-storey terraces with pitched gabled projections, some half timbering, revival detailing and enclosed by a stone boundary wall.
- 4.5.16 Whilst buildings are relatively clustered together throughout Arnside, the detached nature of some buildings on steeper topography emphasises the surrounding views of the estuary and Meathop Fell.

Beetham

- 4.5.17 Beetham village has medieval origins but the majority of buildings date from the late 18th to late 19th-century. Beetham is a nucleated settlement, with a historic core and buildings

arranged in a very linear form along Church Street and Stanley Street. Some larger manor houses and industrial buildings, such as Beetham Hall and Heron Corn Mill, are situated in more isolated locations to the north and south. The majority of the village (excluding the more modern buildings of the Billerud-Korsnäs factory) and a significant part of its surrounds, including parts of Slackhead, is covered by a Conservation Area.

- 4.5.18 Within the core of the village there are a variety of building types, heights and architectural styles, however the overriding impression of Beetham is a compact limestone built village. There is a mixture of cottages and barns of vernacular construction that face immediately onto a cobbled forecourt amongst the polite architecture of grander houses and St Michael's church, which are set back from the street and enclosed by a stone boundary wall.
- 4.5.19 Along the two main streets, buildings are predominantly two-storey with the exception of the three-storey Jacobethan revival Wheatsheaf Inn, a distinctive focal point at the juncture of two roads. Along Stanley Street there is a break in the development offering views of limestone outcrops.

Silverdale

- 4.5.20 Silverdale is a dispersed rural settlement in coastal limestone pasture with views of Morecambe Bay. Historically, the Silverdale area was characterised by dispersed and isolated farmsteads but, as a result of the mid-19th century railway development, houses and cottages developed in a more concentrated area along Cove Road, Emesgate Lane and Stankelt Road.
- 4.5.21 Buildings are varied in design and there is a mixture of farmhouses, barns, small cottages, public buildings and larger manor houses. Many of the Victorian and Edwardian buildings are designed in architectural revival styles, such as the Arts and Crafts and Art Nouveau traditions. These buildings are relatively secluded and enclosed by boundary walls with large gardens. In comparison, older and vernacular buildings have a greater presence by facing onto or sitting otherwise adjacent adjacent main highways.
- 4.5.22 Within the village, there is a juxtaposition of small two-storey cottages against the grander scale of larger houses and public buildings. Although there is a variety of building types and styles, these are harmoniously linked to the surrounding natural landscape through their traditional construction techniques, whether vernacular or revival, and materials.
- 4.5.23 Much of the village is fringed by small to medium sized pastures, which are enclosed by a characteristic pattern of limestone walls. Pockets of development are interspersed with woodlands and pastureland that form attractive open spaces and pastures follow a pattern of ancient enclosures in some areas. These open areas form a very important part of Silverdale's character.

Storth and Sandside

- 4.5.24 Storth and Sandside are two settlements which converge along the south side of River Kent estuary. The two areas have relatively scattered plan form, but generally follow the main

artery – Storth Road – running north to south. Perpendicular to this road is the dismantled railway line which dramatically cuts through the limestone.

- 4.5.25 Storth, has a clustered, more finely-grained core of late-18th to late-19th century buildings situated around a small village green and war memorial. These buildings have a vernacular character, constructed in limestone, some rendered, with pitched slate roofs. Many of the buildings are terraced and face immediately onto the main road.
- 4.5.26 Following Storth Road south of this, the built form is predominantly 20th century housing, mainly bungalows and on individual, relatively large plots, with some late 19th-century buildings running adjacent the main road. Some late 18th and 19th-century two-storey cottages are dotted amongst the more modern houses.
- 4.5.27 Sandside is similar in the sense that there are older properties mixed within areas of 20th century housing, although differs in that there are significant areas of the settlement that are in business use including car sales, offices, storage and a quarry.

Warton

- 4.5.28 The village of Warton lies under the limestone outcrop of Warton Crag, which creates a dramatic backdrop to the area. The historic settlement of the village is focused primarily along one street which curves downhill, with some development north and south of this street. This most historic part of Warton is covered by a Conservation Area.
- 4.5.29 Warton has a distinctively fine grain due to the retention of its medieval burghage plot formation; compacted buildings face onto the highway with a narrow plot running from the main street, some with integral passageways to allow access to the rear. The area's historic importance is further evident in the remains of a late 13th-century rectory east of St Oswald's church.
- 4.5.30 Many houses and cottages date from the post-medieval period, constructed in a vernacular style of slate pitched roofs and rubble limestone or rendered walls. The village is also populated with some vernacular barns and public houses. More sophisticated architectural detailing is used in some mid to late 19th-century buildings, such as dressed limestone, bay windows and corncicing.
- 4.5.31 The main street has a deliberate village form and constricted layout, however the houses and cottages are relatively low rise at two-storey and the surrounding rural landscape can still be appreciated as part of its context.

The Yealands

- 4.5.32 Yealand Conyers and Yealand Redmayne are two stone-built villages that run along the east side of a limestone ridge. Yealand Conyers is located to the south on a steep incline that dips down to Yealand Redmayne and the hamlet of Yealand Storrs further north. Both settlements are characteristically nucleated and linear, but the relative openness along Flat Lane creates a distinction between the settlement boundaries. Within the Yealands, there is a mixture of building uses including houses, workers' cottages, churches, a Quaker meeting

house, public house and school. These are either sited to face immediately onto the main road or set back, often behind a low stone wall. Traditional elongated barn buildings are also characteristic in the Yealands. These tend to run perpendicular to the highway.

- 4.5.33 The overriding impression of the buildings of Yealands is of their traditional and vernacular construction – of two storeys, a mix of limestone rubble and rendered walls with pitched slate roofs.
- 4.5.34 Yealand Conyers has a much more dispersed arrangement of buildings; plots are intermittently small clusters of buildings, open spaces and fields. Scenic views of the surrounding landscape and distant fells are accentuated in Yealand Conyers due to this irregular formation and steep topography. The grain of Yealand Redmayne is comparatively finer, but due to the openness of fields immediately behind the village it still retains a rural ‘sense of place’.

Policy Links

AONB Management Plan Objectives	1, 9, 10
Key Current Local Plan Links	<p>Lancaster: SC1, SC5, DM3, DM8, DM9, DM10, DM14, DM20, DM21, DM22, DM24, DM27, DM28, DM30, DM31, DM32, DM33, DM35, DM36, DM41 and various ‘saved’ Local Plan policies</p> <p>South Lakeland: CS1.1, CS5, CS6.4, CS7.4, CS8.1, CS8.2, CS8.10, CS10.2 and various ‘saved’ Local Plan policies</p>
Key Emerging Local Plan Links	See Section 6
NPPF paragraphs	8, 9, 14, 17, 28, 56-68, 109, 115
Other documents, guidance or evidence	AONB Management Plan, AONB Special Qualities Report, AONB Landscape and Seascape Character Assessment, AONB Historic Designed Landscapes Research Report, Historic Landscape Character Assessments, Conservation Area Appraisals

4.6 Economic Development and Community Facilities

4.6.1 A rural economy operates in the AONB, contributing employment, welcoming visitors and providing investment in the area. The Councils recognise the relationship between the AONB designation and the economy and the AONB Management Plan is specifically focused on supporting rural enterprise where there is a positive relationship between businesses and the landscape.

Proposed Policy

AS10 - Economic Development and Community Facilities

Development proposals that bring economic and community benefits to the AONB, including economic diversification, will be supported in principle for the following purposes subject to meeting other policy requirements:

- (I) essential operations for agriculture, horticulture, allocated¹⁰ mineral extraction or waste management and essential infrastructure where there is a proven and justified need;
- (II) small scale new or expanded outdoor sport and leisure facilities;
- (III) the conservation or enhancement of sites of heritage, biodiversity or geodiversity value;
- (IV) house extensions or extensions to outbuildings that are ancillary to the existing dwelling and are sympathetic to the character of the original building and its setting;
- (V) sensitive conversions and alternative uses for farm buildings that are no longer required for agriculture but that enable farm diversification where they:
 - sustain, complement and are ancillary to the core farm business;
 - do not compromise the working of the farm, or create additional requirements for new agricultural buildings;
 - provide satisfactory access, servicing and parking arrangements;
- (VII) micro-growth points for business development, including live/work units;
- (VIII) 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.

The retention of existing community facilities will be prioritised in line with District-wide policies.

Reasoned Justification

4.6.2 The Councils did not ask a specific question about this topic at Issues & Options stage. However, it was considered appropriate to set out an Economic Development policy to reflect the contribution that new development and planning can make to meet the AONB Management Plan objectives relating to achieving and thriving sustainable economy and vibrant communities.

¹⁰ There are currently no allocations for minerals or waste operations in the AONB and none are expected

- 4.6.3 This policy aims to create the conditions for economic growth within the exceptionally high quality environment of the AONB and helps to create connections between business, communities and nature. It also makes clear that economic development will not be permitted where it is inappropriate when considered against the other policies of this DPD, including where aspects such as the scale or proposed use conflicts with the primary purpose of the AONB. The impact on the tranquillity of the AONB of new economic development, through increased traffic, lighting, activity and disturbance, is an important aspect to be considered.
- 4.6.4 A range of purposes that may be supported by the Councils are set out in criteria (I) to (VII) in Policy AS10; this is not an exhaustive list. It will be for applicants to show that proposals are compatible with the designation of the AONB as a protected landscape and would conserve or enhance its Special Qualities.

Policy Links

AONB Management Plan Objectives	10, 11, 12, 13, 14, 16, 21
Key Current Local Plan Links	Lancaster: SC3, DM7, DM8, DM9, DM16, DM48, MR1 and various 'saved' Local Plan policies South Lakeland: CS1.1, CS7.4, CS7.5, CS9.1, CS9.2 and various 'saved' Local Plan policies
Key Emerging Local Plan Links	See Section 6
NPPF paragraphs	14, 28, 69, 70, 109, 115
Other documents, guidance or evidence	AONB Management Plan, AONB Special Qualities Report, AONB Landscape and Seascape Character Assessment, AONB Historic Designed Landscapes Research Report, Historic Landscape Character Assessments

4.7 Supporting Infrastructure for New Development

- 4.7.1 Infrastructure planning helps to ensure that the two Councils, local communities, service providers and developers understand what infrastructure is needed to deliver the DPD, and helps to ensure that it is properly planned for, funded and delivered.

Proposed Policy

AS11 – Infrastructure for New Development

In the AONB, new development will contribute towards new infrastructure or improve the capacity of existing infrastructure in a way that reflects the purpose of AONB designation and conserves and enhances its landscape character and Special Qualities.

High priority should be given to supporting active travel and enhancing sustainable travel networks, including infrastructure investment to benefit walking, cycling and public transport.

Reference should be made to the Councils' Infrastructure Delivery Plans when considering the priorities for new infrastructure provision in the AONB.

Critical service and utility infrastructure will be provided on-site by the developer and utility providers to ensure development is properly serviced. In addition, a suitable package of supporting infrastructure will be negotiated by and secured through legal agreements to ensure the development is both acceptable in planning terms and self-supporting and that its impacts are properly mitigated.

On-site infrastructure will be secured through legal agreements based on the needs of each proposal and delivered directly by the developer or through financial contributions and/or land. Infrastructure delivery will be integrated with development phasing to ensure timely provision and commuted payments will secure necessary future maintenance.

Off-site infrastructure will be secured through development contributions (including CIL). Section 278 agreements will be secured, where appropriate, to ensure safe and suitable access and highway improvements.

Reasoned Justification

- 4.7.2 At Issues & Options stage, the Councils asked *Should the AONB DPD identify allocations of land for community infrastructure? What community infrastructure is required and where?* (Q12); *What policies should the AONB DPD contain to manage the impact of new development on highways and other services?* (Q15) and *Do you consider that there is a need for any additional parking facilities in the AONB's settlements and, if so, where should it be located?* (Q16).
- 4.7.3 Few respondents explicitly stated that they thought land should be allocated for new infrastructure, although some suggestions were made for potential car park locations and these have been taken into account in identifying the sites proposed for development.

- 4.7.4 Several types of infrastructure were highlighted as being needed across the AONB or in specific areas. These included a strong desire for further car parking facilities (in the villages and at Railway Stations), sports facilities, foot and cycle paths, telecommunications infrastructure and support for retaining and enhancing local services in general. Several people were concerned about the deliverability of new infrastructure and the potential harm to the AONB of any significant new infrastructure.
- 4.7.5 Most responses to Q15 made general comments about infrastructure issues rather than specific suggestions for new planning policies. There were suggestions that policy should: reduce excess highways signage; support public transport, walking and cycling; carefully consider waste water, drainage and power cables; support the visitor economy and provide an alternative approach to transport requirements for individual development.
- 4.7.6 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. CIL is operational in South Lakeland and under investigation in Lancaster District.
- 4.7.7 The Councils' Infrastructure Delivery Plans (IDP) currently identify the following specific infrastructure needs for the AONB:
- Car parking for Arnside Station (this may be provided as part of a station improvement plan);
 - Additional car parking for Arnside generally;
 - Station improvements (including for disabled rail users: this may be provided as part of a station improvement plan);
 - Pedestrian and cycle link across the Arnside viaduct (Network Rail included structures in recent works to the viaduct that would allow a pedestrian/cycle route to be fixed to the viaduct but a recent grant to Morecambe Bay Partnership for cycle routes around Morecambe Bay did not include funds for this work). It is considered this scheme would be a suitable candidate for CIL funding;
 - Provisions for improved coastal access, including as part of the England Coast Path.
- 4.7.8 New development places a burden on existing infrastructure such as utility provision, highway capacity and school places. Planning obligations are designed to help mitigate the impact of development in a way that benefits local communities and supports the provision of local infrastructure. In addition to providing the minimum services and utilities necessary to support development proposals, the Councils will negotiate a suitable package of

supporting infrastructure to ensure proposals are self-supporting and do not harm the Special Qualities of the AONB.

- 4.7.9 Critical service and utility infrastructure can include access, clean water provision, wastewater and sewerage, power supplies and telecommunications connectivity.

Policy Links

AONB Management Plan Objectives	3, 7, 10, 15, 16, 18, 19, 20, 24
Key Current Local Plan Links	Lancaster: DM7, DM19, DM20, DM21, DM23, DM25, DM40, DM48, DM49, MR1 and various 'saved' Local Plan policies South Lakeland: CS1.1, CS1.2, CS5, CS8.1, CS9.2, CS10.1 and various 'saved' Local Plan policies and the Community Infrastructure Levy.
Key Emerging Local Plan Links	See Section 6
NPPF paragraphs	17, 21, 31, 32, 162, 173, 175, 179-181
Other documents, guidance or evidence	AONB Management Plan, AONB Special Qualities Report, SLDC Infrastructure Delivery Plan, Lancaster Infrastructure Delivery Plan

4.8 Camping, Caravan and Visitor Accommodation

- 4.8.1 The AONB is a popular tourist and visitor destination, with a well-developed range of camping, caravan and visitor accommodation. The character and quality of the AONB's environment is fundamental to its attractiveness to visitors. This brings many economic benefits to the area, which must be carefully balanced against the landscape character and special qualities of the AONB. The policy takes account of existing provision and takes a restrictive approach to new development, giving attention to opportunities for new ways in which the camping and caravanning offer could diversify.

Proposed Policy

AS12 – Camping, Caravan and Visitor Accommodation

Within the Arnside & Silverdale AONB, proposals:

- (I) will not be permitted for **new static or touring caravan sites, wooden chalets, cabins or lodges**, or the expansion of existing sites, in order to conserve the landscape character, scenic beauty and Special Qualities of the AONB.
- (II) may be supported within existing caravan or camping sites for small-scale **tented camping and other lower impact visitor accommodation** (such as pods, shepherds' huts and yurts). Proposals should be within the screened footprint of an existing site, diversify the local offer and enhance the landscape character, scenic beauty and Special Qualities of the AONB. Proposals will be subject to relevant Environmental Health Licence approvals, and will be required to show no adverse impact on the capacity of road, sewerage or other infrastructure.
- (III) may be supported for **new tented camping sites** outside of existing sites subject to meeting the requirements set out at (II) and where they are very small-scale and clearly demonstrate that, as a whole, they will conserve and enhance the landscape character and Special Qualities of the AONB.
- (IV) will not be permitted for **the replacement of tent or touring caravan pitches or other lower impact accommodation** with static caravans, chalets, cabins or lodges.

Exceptions and permissions for incremental changes or additions to or intensification of camping and caravan sites will not be allowed on the basis of any incidental or unapproved previous uses of the site including for camping or storage, including the storage of caravans.

Any additional self-catering accommodation and holiday let units will be restricted to holiday use and short term letting only.

New building development intended to provide self-catering accommodation and holiday lets will not be permitted. Conversion of existing buildings, or redevelopment within the footprint of existing buildings for these uses may be acceptable subject to meeting other policy criteria and where the conversion of the building to a permanent dwelling would be inappropriate (e.g. due to location).

Reasoned Justification

- 4.8.2 The AONB provides approximately 1,684 caravan site pitches (1,388 static, 292 touring and 4 residential) for visitors on 14 registered sites (split between touring and static). This represents a significant part of the visitor economy in the AONB, but also can increase the resident population by over 50% at peak times, putting pressure on local infrastructure including parts of the road network and arrangements for safe waste water treatment.
- 4.8.3 The recent trend has been for sites to change from touring to static caravan use, and some touring sites are occupied year-round by caravans, with the pitches sometimes used as open storage in the winter months. This increases the impacts on the AONB, including visual and infrastructure impacts. The number and type of caravans in the AONB have an adverse impact on the landscape, especially on those sites where there is limited screening of the development.
- 4.8.4 While new tourist accommodation and leisure development can improve the tourism offer, it is essential that they do not detract from the very qualities that make the area attractive to visitors and residents. Tourism development can have an 'urbanising' effect on the rural landscape and the tranquillity of the countryside may be affected by noisy activities, increased traffic levels and lighting, as well as by increased visitor numbers.
- 4.8.5 Lancaster District has adopted a policy (DM14) that does not permit proposals for new caravan sites, or the expansion of existing sites that have an adverse impact on the landscape or scenic beauty of the AONB. South Lakeland's 'saved' Local Plan policy T5 prohibits new caravan development in the AONB unless specific exceptions apply whilst T7 permits extensions to caravan parks' open season only where there will be no adverse impacts on the AONB. A new caravan policy is being drawn up for South Lakeland through the preparation of the Development Management Policies DPD.
- 4.8.6 The Councils define **lower impact visitor accommodation** as fixed but reversible short term structures of sympathetic design. The definition excludes static caravans, chalets, cabins and lodges, which are a more permanent form of development and a more intensive use of the land. The market for lower impact visitor accommodation includes tented camping sites, camping pods, "shepherds huts", yurts and other types of off-grid/eco accommodation.
- 4.8.7 The policy may permit some additional lower impact units to be located within the developed footprint of an existing site as long the new units are well screened or will facilitate a remodelling scheme that will improve the overall visual impact of the existing site. Planning approval for new lower impact visitor accommodation will define the type of units permitted in order to maintain future control over replacement units. The Councils will also expect new units to incorporate designs and technologies that will conserve energy, recycle waste, generate renewable power and heat, utilise natural resources sustainably, and enhance biodiversity.
- 4.8.8 The policy is more restrictive towards the use of land for static caravans because of their unsuitable appearance within a protected landscape. The policy restricts static caravan development or intensification, but opens up opportunities for existing operators to diversify into new markets. The design, number and appearance of units will be key to their capacity

for satisfactory accommodation into the landscape. So, for example, a scheme that has a high proportion of cabins, camping pods or other units manufactured from low impact materials, designed in organic shapes and with darker colours, is more likely to fit into the landscape of the AONB than green painted static caravans.

- 4.8.9 Static caravan sites range from individual units in fields, to exclusive luxury chalets and ‘park home’ sites that contain residential dwellings. The wide scope afforded to the legal definition of ‘caravan’ means that they can be replaced by new units of up to twice the original footprint without the need for planning permission. Over time this can lead to an increased density of development and a significant reduction in the amount of green space within a site, reducing its amenity.
- 4.8.10 Given the high proportion of owner-occupied static units, and reduced choice for visitors, the Councils will resist the further loss of any touring pitches where there is evidence that it would have a significant negative impact on the supply or choice available locally. The Councils will also insist that any net additional units are for short-term letting only (maximum 28 days).
- 4.8.11 At Issues & Options stage we asked *What policy stance should the AONB DPD take towards proposals for new or expanded caravan sites within the AONB?* (Q17) The general thrust of responses was that existing policies are strong and that new caravan development in the AONB should continue to be restricted, including extensions or intensified use of existing sites.
- 4.8.12 There were concerns that traffic and other infrastructure considerations should specifically be taken into account whilst also recognising the economic benefits and scope for diversification of the tourist offer. The draft policy takes these views into account and proposes to continue the current restrictive approach to caravan development, along with some additional criteria and clarifications, providing a bespoke AONB approach.

Policy Links

AONB Management Plan Objectives	1, 8, 9, 10, 11, 16, 18
Key Current Local Plan Links	Lancaster: ER6, DM12, DM13, DM14 and various ‘saved’ Local Plan policies South Lakeland: CS1.1, CS5, CS7.6, CS8.2, ‘saved’ Local Plan policy T5 and others
Key Emerging Local Plan Links	See Section 6
NPPF paragraphs	28, 104 (footnote 22), 109, 110, 115, 120
Other documents, guidance or evidence	AONB Management Plan, AONB Special Qualities Report, AONB Landscape and Seascape Character Assessment, Research into current caravan site provision in the AONB, AONB Caravan and camping site case studies

4.9 Water quality, sewerage and sustainable drainage

- 4.9.1 Safe and secure water, sewerage and drainage infrastructure are essential public health requirements. Some parts of the AONB have inadequate sewerage and drainage provision. This can have negative impacts on communities themselves but also on the sensitive and fragile habitats and ecosystems of the AONB. Careful consideration is required to ensure that existing problems are not made worse by new development proposals and that where possible, improvements are made.

Proposed Policy

AS13 – Water quality, sewerage and sustainable drainage

The Councils will support initiatives that rationalise or improve the provision of waste water treatment in areas not connected to mains drainage, including installing new treatment works.

New development should avoid overloading existing septic tank infrastructure. Any development proposed to make use of already overloaded, leaking or out-of-date septic tank infrastructure will be required to make provision for appropriate upgrading of the infrastructure.

For development that requires new septic tank infrastructure or the replacement or upgrade of a septic tank, a higher than average standard of sewage treatment is required to mitigate against impacts on the vulnerable groundwater in the area. In these circumstances, the following treatment is necessary and enforceable by the Environment Agency:

- (I) Full biological treatment in a proprietary unit;
- (II) Discharge to an associated soakaway or drainage field constructed to the requirements of section H2 of the Building Regulations.

For new development in locations where there are vulnerable aquifers, applicants will need to provide an assessment that demonstrates that surface and foul water will be kept out of the aquifer, and how.

Proposals for new development should reflect the specific circumstances and Special Qualities of the AONB and relevant current evidence in relation to likely impacts on and potential benefits for water quality, sewerage infrastructure and sustainable drainage.

Reasoned Justification

- 4.9.2 Problems related to the lack of mains sewerage systems and the use of septic tank infrastructure are relevant across the AONB but are particularly prominent in Silverdale where no properties are connected to mains sewers or surface water drainage. Applicants are required to engage a specialist consultant to advise on the precise design (subject to the above minimum standards) of the sewage treatment system. The consultant should be made aware of the location and problems with the existing septic tanks/soakaways adjacent to any proposed development site.

- 4.9.3 Development such as increases in caravan numbers and farm diversifications, including any change in use patterns e.g. from holiday or other uses to residential use can lead to overloading of septic tank infrastructure unless this is upgraded as part of the development and requires careful monitoring and control.
- 4.9.4 Planning permission will only be granted for proposals that include the submission of full details of the proposed sewage, soakaway and surface water drainage design, including any mitigation against impacts on the existing infrastructure or nearby properties. In the case of developments for which the Environment Agency is a statutory consultee, the Agency may also require ultra-violet sterilisation of the treated sewage effluent.
- 4.9.5 National Policy requires Councils to ensure that development is directed away from areas at highest risk from flooding. Lancaster District's Development Management DPD contains a policy (DM39) that deals with the new requirements for surface water and sustainable drainage following the enactment of The Floods and Water Management Act 2010. An equivalent policy is being developed by South Lakeland in their forthcoming Development Management Policies DPD to complement existing policy in their Core Strategy (CS8.8). In the AONB there are risks from coastal flooding as well as areas that can be susceptible to fluvial flood risk and surface water run-off, which can also lead to flooding. Through their roles as Lead Local Flood Authorities (LLFA), Cumbria and Lancashire County Councils now lead on flooding and drainage issues. As such, these issues are likely to be covered at County and District levels.
- 4.9.6 At Issues & Options stage we asked *What are the implications for development in places without mains drainage or mains sewerage systems?* (Q23). Responses indicated overarching concerns about flood risk, drainage and the lack of mains sewerage in Silverdale as well as concerns about the impacts of discharges and run-off on groundwater and internationally protected habitats. There were specific concerns that any further development in Silverdale would contravene European Legislation. We have been working with the Environment Agency on this matter and are currently awaiting further information from United Utilities.
- 4.9.7 Whilst other aspects of drainage and flooding are adequately covered by existing local and national policies and guidance, the draft new policy set out above will help to ensure that development does not worsen the situation and seeks to improve it where possible.

Policy Links

AONB Management Plan Objectives	2, 3, 4, 5, 7, 10, 14, 25
Key Current Local Plan Links	Lancaster: SC1, SC2, SC3, E1, DM35, DM36, DM38, DM39, DM40, MR1 and various 'saved' Local Plan policies South Lakeland: CS1.1, CS5, CS8.1, CS8.5, CS8.8, CS9.2 and various 'saved' Local Plan policies
Key Emerging Local Plan Links	See Section 6
NPPF paragraphs	94, 99, 100, 103, 109, 162

Other documents, guidance or evidence

AONB Management Plan, AONB Special Qualities Report, Water Framework Directive, Morecambe Bay NIA, Natural Environment White Paper, Biodiversity 2020: A Strategy for England's wildlife and ecosystem services, Making Space for Nature, The Leighton Moss and Hawes Water Diffuse Water Pollution Plan, North West River Basin Management Plan

4.10 Energy and Communications

4.10.1 Renewable energy is a more sustainable use of natural capital than burning fossil fuels. National planning guidance challenges all communities to respond to the need for sustainable energy generation, including through the use of renewable and low carbon technologies. Technological developments also heighten demand for telecommunications infrastructure. In practice this includes the delivery of faster broadband connections and scope for small-scale renewable and low-carbon energy schemes to be introduced in the AONB.

Proposed Policy

AS14 – Energy and Communications

Commercial or otherwise large scale energy or communications infrastructure, including single stand-alone or pairs or groups¹¹ of wind turbines, are considered to be major development in the AONB and will not be permitted unless:

- (I) there are reasons of overriding public need and safety that dictate its location; and
- (II) appropriate mitigation measures are put in place.

Small-scale renewable energy schemes in the AONB that comply with other relevant policies will be encouraged providing that:

- (III) the siting, scale, design and appearance will not have an adverse impact upon landscape, seascape or settlement character or views into, out of and across the AONB, including from Public Rights of Way;
- (IV) they do not compromise cultural heritage, biodiversity or geodiversity assets;
- (V) noise, disturbance, vibration, stroboscopic effect, glint, glare or electromagnetic interference will not have an adverse impact on adjoining uses, residential amenity, tranquillity or the quiet enjoyment of the AONB;
- (VI) existing public access is not impeded; and
- (VII) they give careful consideration to cumulative impacts, the technology used and site location.

In line with the AONB Management Plan, developments that contribute to promoting the AONB as a low carbon landscape will be strongly supported subject to meeting all other relevant policy requirements. This includes provision of renewable energy systems within new developments and through the retrofitting of existing buildings.

The installation of masts and/or other communications infrastructure will be permitted only where criteria III - VII are met and the schemes comply with other relevant policies.

The installation of new overhead cables for energy or communications will be permitted only where undergrounding is demonstrably unviable or where overhead cables are essential for reasons of overriding public need and safety and cannot be located elsewhere.

¹¹ A group is a linear or cluster arrangement of 3 or more turbines

Developments that enable or facilitate the removal of overhead cables or other elements of energy or communications infrastructure that adversely affect the landscape will be supported, subject to other policy considerations.

New development will include sufficient on-site superfast and ultrafast broadband infrastructure. Opportunities to share communications infrastructure in order to enhance services whilst avoiding or minimising landscape impacts should be fully explored and the results evidenced before additional infrastructure is considered. Sensitive developments that enhance mobile 'phone coverage will be supported.

Up-to-date evidence relating to renewable energy and vertical infrastructure and its impacts should be used to inform planning applications and decisions.

Reasoned Justification

- 4.10.2 The character of the AONB landscape is particularly vulnerable to the impacts of energy and telecommunications development. Turbines, masts and power lines can detract from important open skylines that are otherwise free of vertical structures and can intrude into key views. Overhead cables and service poles can add visual clutter to the rural landscape. Also, turbines, buildings and other structures related to energy projects along with masts and other communications infrastructure can have an 'industrial' character which would be out of keeping with the rural landscape of the AONB. Such development can also detract from the character or setting of listed buildings, scheduled monuments or conservation areas.
- 4.10.3 The Councils support renewable or low-carbon energy schemes in the AONB where the nature, type, scale, design and location of the installation does not adversely affect the Special Qualities. Whereas, for much of the country, permitted development rights apply to solar PV and solar thermal technologies, these do not apply in designated landscapes including AONBs. There are also more specific restrictions that apply to the installation of renewable technologies in listed buildings or conservation areas. Potential applicants should seek guidance from the Councils on the nature of these restrictions and the best way of accommodating renewable or low-carbon energy schemes, making use of relevant pre-application advice.
- 4.10.4 In the AONB, renewable energy potential is diverse and appropriate schemes could include:
- (I) wood fuel or wood chip boilers;
 - (II) domestic scale solar energy;
 - (III) anaerobic digestion plants that are fuelled by agricultural feed stocks;
 - (IV) ground, air and water source heat pumps;
 - (V) small-scale hydro-electric power;
 - (VI) other microgeneration schemes.
- 4.10.5 As part of the Issues and Options consultation, we asked *What types of energy technology should policies in the AONB DPD cover? and How should policies deal with energy-related developments?* (Q14). Almost everyone who responded to this question said that large scale energy and communications infrastructure should not be permitted in the AONB, but that appropriately located small scale renewable energy should be an integral part of supporting the AONB objectives.

- 4.10.6 In response, Policy AS14 draws on the approach to energy and communications infrastructure set out in the AONB Management Plan as well as on the consultation feedback. The policy aims to ensure that new energy and communications infrastructure that supports the AONB objectives and Special Qualities is encouraged whilst protecting the AONB from the types, sizes and scales of this infrastructure that would be inappropriate and harmful to the AONB.
- 4.10.7 It is important to remember that this policy sits alongside other policies in this document, national policy and other locally applicable policies set out in the Local Plans for South Lakeland and Lancaster. This includes protecting the setting of the AONB. This policy need not repeat protection provided through those other policies.
- 4.10.8 The policy does not set out special requirements relating to fracking as current policy in the UK is that fracking can take place beneath protected areas but that their wells must start outside the protected area. Policies in the AONB DPD could not override this or alter this national approach.

Policy Links

AONB Management Plan Objectives	1, 3, 10, 11, 13, 14, 15, 19
Key Current Local Plan Links	Lancaster: SC1, SC3, ER7, E1, DM7, DM9, DM17, DM18, DM19, DM24, DM36, MR1, and various 'saved' Local Plan policies South Lakeland: CS1.1, CS7.4, CS7.7, CS8.7, CS9.2 and various 'saved' Local Plan policies
Key Emerging Local Plan Links	See Section 6
NPPF paragraphs	17, 42-46, 93, 95, 97, 98, 162
Other documents, guidance or evidence	AONB Management Plan, AONB Special Qualities Report, AONB Landscape and Seascape Character Assessment, Cumbria Cumulative Impacts of Vertical Infrastructure Study, Cumbria Wind Energy SPD, Lancashire Planning Guidance for Renewable Energy

4.11 Advertising and Signage

- 4.11.1 Inappropriate advertising and signage can compromise the AONB's Special Qualities. Advertising and Signage is subject to specific regulations and controls in the AONB but there are also ways in which the design and management of adverts and signs could improve and enhance the visual amenity of the area.

Proposed Policy

AS15 – Advertising and Signage

The area of the AONB that falls within South Lakeland is an Area of Special Advertising Control and the special requirements for these areas set out in the South Lakeland Local Plan should be adhered to in the relevant geographical area.

Further to the wider requirements relating to advertising and signage set out in both relevant District-wide Local Plans, in the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and elsewhere in this document, proposals for adverts and signs in the AONB will be permitted only where:

- (I) they conserve and enhance the Special Qualities, character and appearance of the AONB and its setting;
- (II) they avoid the use of projecting box signs and instead reflect, re-interpret or complement traditional hanging sign styles;
- (III) they seek opportunities where relevant to rationalise signage and avoid the proliferation of individual signs and clutter;
- (IV) they are of high quality design and make imaginative use of locally relevant materials and designs to construct the signage;
- (V) they avoid any over-formalising and urbanising effect, including at junctions and entranceways to visitor destinations and accommodation sites.

Illuminated signage and advertisements and advertisements or signage on hoardings, telephone kiosks or balloons will not be permitted in the AONB in line with the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

Traditional signage, including that relating to the highway, should be retained and restored wherever possible. Proposals for necessary new or replacement road signage, including road markings should be carefully considered to prevent an urbanised feel and should seek to reflect the characteristics of the AONB through the use of design and materials. Removal or rationalisation of existing signage where conducive to safety will be supported.

Reasoned Justification

- 4.11.2 No specific question was asked at Issues and Options stage about how advertisements and signage should be managed through the AONB DPD. However, as there are specific regulations relating to this type of development in AONBs and because there are some differences in the approach of the relevant policies in the Districts' Local Plans, it is appropriate to set out a clear policy position for advertisements and signs in the AONB DPD.

- 4.11.3 Lancaster’s policy applies to all locations in Lancaster District. South Lakeland’s Local Plan sets out Areas of Special Advertising Control (ASAC), which includes the AONB. The draft policy set out in the emerging Development Management Policies DPD for South Lakeland includes some general requirements applicable to all areas, some special requirements relating specifically to Conservation Areas, Heritage Assets and Listed Buildings and some requirements relating only to ASAC. Policy AS15 brings these together to set out the overall requirements for proposals for adverts and signs within the AONB, including drawing on the enhanced requirements in other policies where relevant to ensure that the AONB has the most appropriate protection.

Policy Links

AONB Management Plan Objectives	1, 9, 10
Key Current Local Plan Links	Lancaster: DM3, DM6 and various ‘saved’ Local Plan policies South Lakeland: CS7.1 and various ‘saved’ Local Plan policies
Key Emerging Local Plan Links	See Section 6
NPPF paragraphs	17, 67, 68
Other documents, guidance or evidence	AONB Management Plan, AONB Special Qualities Report, AONB Landscape and Seascape Character Assessment, Town and Country Planning (Control of Advertisements) (England) Regulations 2007

Other issues raised

- 4.11.4 At Issues and Options Consultation, we also asked *Are there any other issues that the AONB DPD should address? Have you any other comments?* (Q31). Responses to this question included: taking into account the scale of development and protecting the character and qualities of the AONB; infrastructure concerns; the need for the DPD to place a greater focus on enhancing open spaces and the wider AONB; the need to make provisions for specific species; the need for new policies on some topics or for references to be made to certain matters such as coastal access; the need for landscape capacity work to be undertaken. The vast majority of the suggestions made have been incorporated into the DPD in some way.
- 4.11.5 Several comments related to topics more appropriately covered by the AONB Management Plan or other work of the AONB Partnership, such as land management approaches, or that are already covered by the Districts’ Local Plans. Some comments sought policies on matters that are beyond the control of the planning system or sought requirements that councils are not permitted to require through planning policy.
- 4.11.6 A small number of comments criticised the consultation process but these included incorrect assertions about what had or had not been done by the Councils to publicise the consultation and no suggestions were made as to how the process could be improved.

5 Proposed Development Allocations

5.1 Site assessment and selection

- 5.1.1 This section of the DPD identifies the sites that the DPD allocates for development in the AONB. The selection of these sites has been conducted in line with the Development Strategy set out in Policy AS01 and has been informed by a considerable number of assessments, evidence-base studies, site visits and information gathering.
- 5.1.2 Each site has been subject to a detailed screening process, including specialist landscape, biodiversity and viability assessments. The main evidence-base documents for housing are the AONB-wide Housing Needs Survey Report undertaken by Cumbria Rural Housing Trust, and the relevant sections of the two Districts' Strategic Housing Land Availability Assessments (SHLAAs).
- 5.1.3 All sites suggested at the initial Call for Sites stage or through the Issues and Options Consultation were visited by SLDC and LCC Officers and the AONB Manager. Alongside the initial call for sites, a set of site assessment criteria was developed in consultation with key stakeholders, including Parish Councils. These were used to create a Site Assessment Form against which each of the site suggestions were assessed. The Site Assessment Form can be found at Appendix 1.
- 5.1.4 Amongst other criteria, the Site Assessment Form includes a set of Exclusion Criteria. Any sites to which these applied were ruled out of further consideration. Any sites that were not ruled out by Exclusion Criteria were subject to further tests and assessment. Habitats Regulations Assessment (HRA) was undertaken on all sites to which Exclusion Criteria did not apply. Details can be found in the accompanying HRA Report.
- 5.1.5 All other sites were then subject to independent landscape assessment and sites found to have a significant, non-mitigatable landscape impact were subject to no further assessment. Remaining sites were subject to an independent biodiversity assessment. All sites excluded by that point were considered not to represent 'reasonable alternatives' for the purposes of Sustainability Appraisal (SA) and as such, only those sites remaining after these assessments were subject to SA. Details can be found in the accompanying Draft SA Report.
- 5.1.6 Some sites were ruled out later in the process when new information became available, for example, some owners who had previously submitted their sites for consideration changed their minds. Altogether, this assessment has left a small number of sites that we consider to have potential for allocation for development. A spreadsheet detailing how each site performed against the assessment can be found at Appendix 2 (separate document).

5.2 Sites Proposed for Allocation for Development

Proposed Housing Allocations

AS16 – Proposed Housing Allocations				
Site Ref.	Parish	Name	Ha.	Estimated no. of dwellings
A6	Arnside	Land Behind Queen's Drive	0.10	8
A8/A9 (part)	Arnside	Land on Hollins Lane	0.12	8
A11	Arnside	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
W88 (part)	Warton	Land North West of Sand Lane	0.40	12
W130	Warton	Land North of 17 Market Street	0.53	16

Proposed Mixed-Use Allocations

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

Reasoned Justification

- 5.2.1 At Issues & Options stage, we asked *Are there any particular locations, buildings or types of development that should be incorporated into the AONB DPD for employment uses?* (Q13) and *Have you any comments on any of the sites put forward?* (Q27). This question was asked in relation to sites put forward during the earlier Call for Sites. We received comments on all of the sites and these helped to inform the selection of the sites now proposed for allocation. A summary of the comments received in relation to sites proposed for allocation is provided in section 5.3 alongside the presentation of each site. Full details of the comments received about all sites suggested to us for consideration can be found in the Consultation Statement.
- 5.2.2 We also asked *Do you know of any other sites that might be suitable for development? Which sites?* (Q28). In response, people put forward several new site suggestions. We sought comments on these through an Extra Sites Consultation. The comments we received at both stages, and our responses to them, are set out in the Interim Consultation Statement.
- 5.2.5 The sites that are not proposed for allocation are also indicated on the maps. Sites have been rejected based on assessment of all sites suggested for consideration. This included several sites that were excluded outright on grounds such as landscape impact, biodiversity or geodiversity impact and flood risk, using the exclusion criteria.

5.3 Site Mini-Briefs

- 5.3.1 This section sets out policies detailing key expectations for the development of each of the allocated sites. In most cases these will inform pre-application discussions between developers and the relevant council. The Councils do not propose working up the mini-briefs in more detail, but welcome any proposals by developers to engage in public consultation or master-planning prior to submitting a planning application.

Housing Sites

AS18 – A6 Land off Queen’s Drive, Arnside

- 5.3.2 Most respondents that commented on site A6 supported its allocation for development. Key considerations are the fact that the site is brownfield and would have very limited visual impacts. The relocation of the garages and the rock face adjacent the site are key issues.

AS18 – A6 Land off Queen’s Drive, Arnside

Amount of development: Approximately 8 dwellings

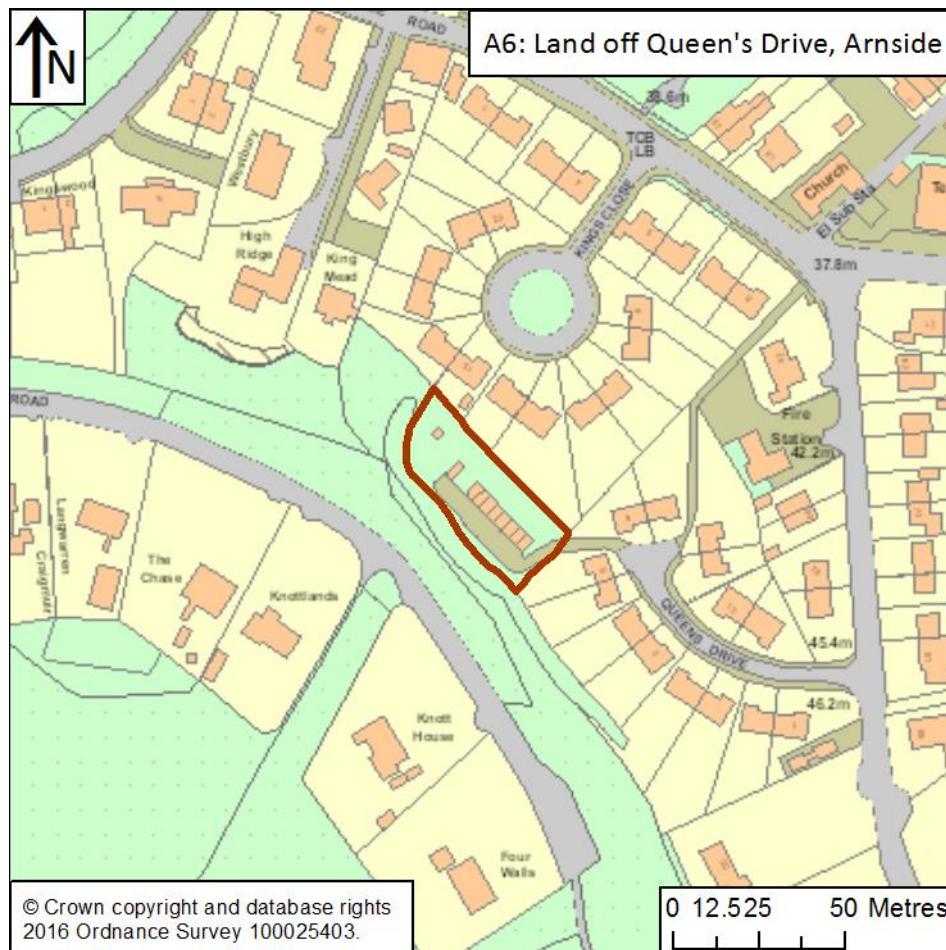
Site Area: 0.10 hectares

Site description: The site is located within Arnside village and currently houses a garage block. It is in South Lakes Housing’s ownership

Policy Guidance: Land off Queen’s Drive, Arnside, as shown on the Policies Map, is allocated for development for approximately 8 dwellings. Detailed proposals that comply

with other relevant polices and meet the following site-specific development requirements will be permitted:

- I. The site should be considered for 100% affordable housing.
- II. Development proposals will require drainage and surface water reports.
- III. Development must provide resilience against flood or surface water.
- IV. Development must show that it will not worsen any flood or surface water risks to existing properties.
- V. Development will require provision of parking/garaging on-site or elsewhere for those residents whose garages have been removed and who still require a garage.
- VI. Suitable measures are required to protect people and property from hazards associated with the cliff-face on the SW site of the site.
- VII. A LVIA is required to inform the design and layout of the site proposals.
- VIII. Existing trees should be retained and additional planting should be included in the scheme to complement and support adjacent habitats and visual amenity in line with AONB's primary purpose and Special Qualities.
- IX. An appropriate ecological survey of the site and relevant mitigation measures will be needed.
- X. Appropriate access arrangements from Queen's Drive and parking arrangements are to be agreed to the satisfaction of the highway authority.



AS19 – A8/A9 Land on Hollins Lane, Arnside

- 5.3.3 Most respondents that commented on site A8/A9 objected to the development of the whole site, but there were also comments that the site could be suitable for partial development. The site is within the settlement and relatively visually contained. The landscape assessment showed that partial development could be accommodated without compromise to the landscape character of the area. Access and retaining the remainder of the site as open space are key issues.

AS19 – A8/A9 Land on Hollins Lane, Arnside

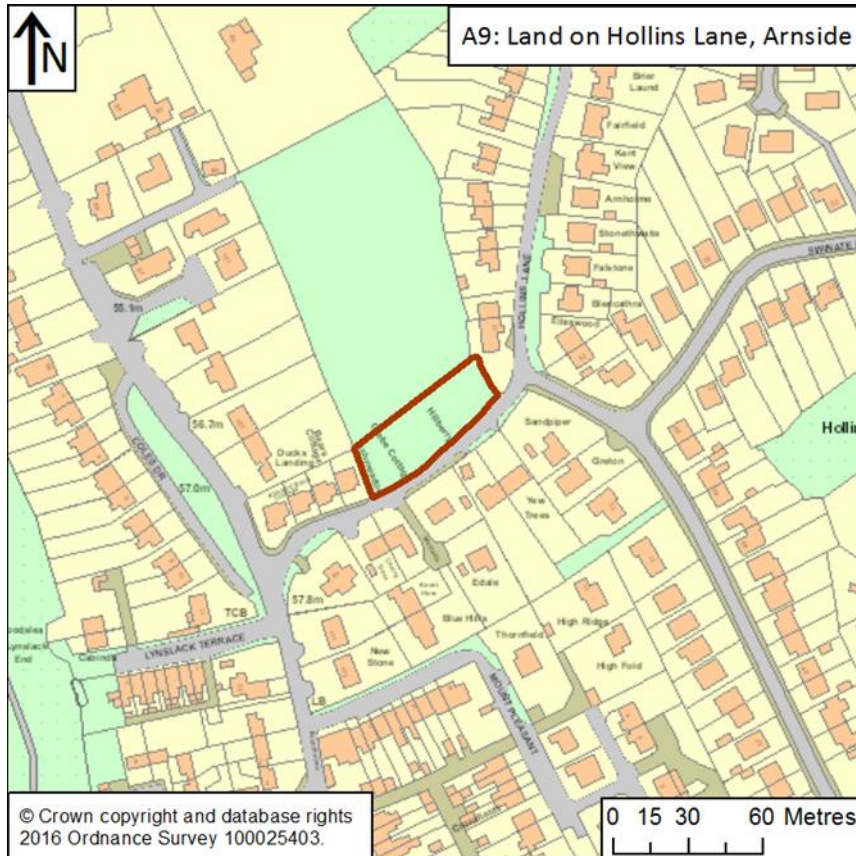
Amount of development: Approximately 8 dwellings

Site Area: 0.12 hectares

Site description: The site is located within Arnside village and is currently part of a small field used for sheep grazing.

Policy Guidance: Land on Hollins Drive, Arnside, as shown on the Policies Map, is allocated for development for approximately 8 dwellings. Detailed proposals that comply with other relevant policies and meet the following site-specific development requirements will be permitted:

- I. Development proposals will require drainage and surface water reports.
- II. Development must provide resilience against flood / surface water.
- III. Development must show that it will not worsen any flood or surface water risks to existing properties.
- IV. Development will retain as much as is possible of the mature hedge on SE boundary of the site, and must create a new, robust and defensible boundary to the NW edge.
- V. Development will include replacement species-rich hedgerow and other planting and landscaping appropriate to this part of the AONB. This will reflect the local landscape character typology.
- VI. Function-appropriate access to the open land beyond must be retained.
- VII. As a former designated Important Open Space, the potential to utilise the remaining open land beyond to provide publicly accessible semi-natural open space, aligned to the AONB's primary purpose and Special Qualities, must not be hindered and must be taken into account in the design and layout.
- VIII. A LVIA is required to inform the design and layout of the site proposals with particular attention to the need to protect and enhance views across, through and out of the site, particularly towards the North West.
- IX. An appropriate ecological survey of the site and relevant mitigation measures will be needed.
- X. Appropriate access arrangements from Hollins Lane are to be agreed to the satisfaction of the highway authority.



AS20 – A11 Land at Briery Bank, Arnside

- 5.3.4 Some of the few people that commented on site A11 objected to its development, but there was also support for it as an appropriate site for development. The site is within the settlement and relatively visually contained. Biodiversity mitigation and enhancement is a key issue.

AS20 – A11 Land at Briery Bank, Arnside

Amount of development: Approximately 14 dwellings

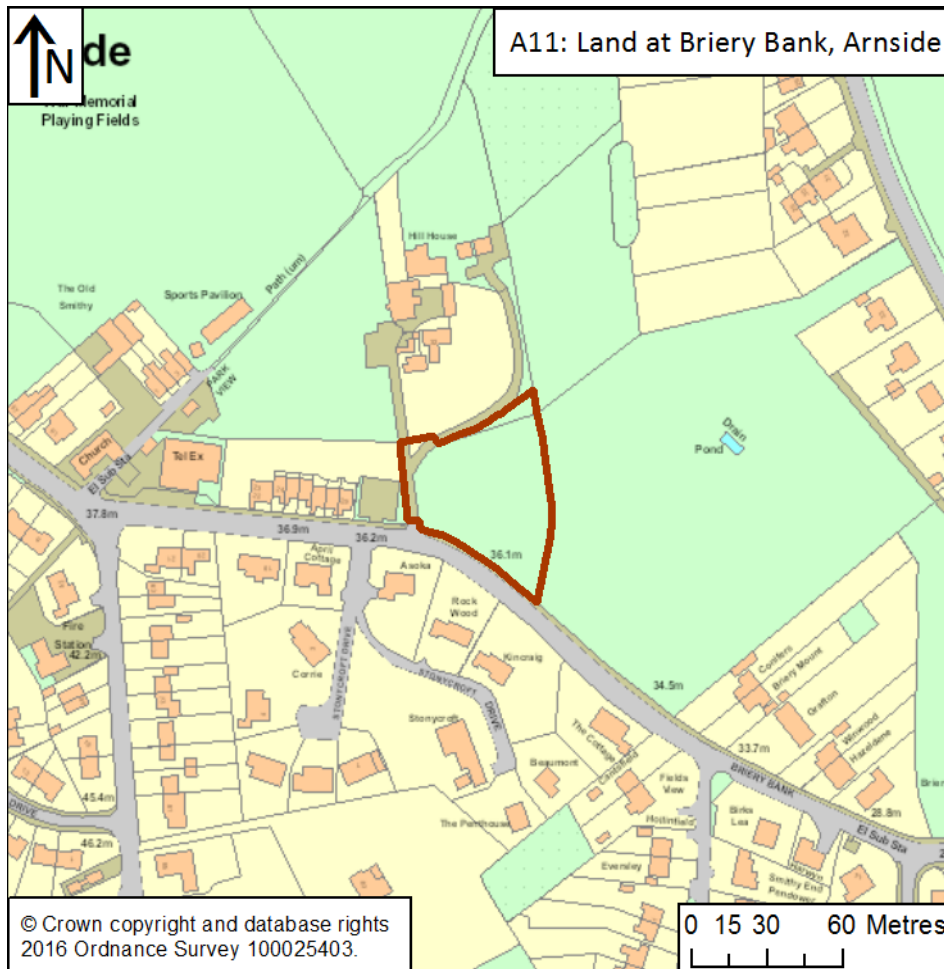
Site Area: 0.29 hectares

Site description: The site is located within Arnside village and is undeveloped, but was previously an orchard.

Policy Guidance: Land at Briery Bank, Arnside, as shown on the Policies Map, is allocated for development for approximately 14 dwellings. Detailed proposals that comply with other relevant policies and meet the following site-specific development requirements will be permitted:

- I. Development proposals will require drainage and surface water reports.
- II. Development must provide resilience against flood / surface water.
- III. Development must show that it will not worsen any flood or surface water risks to existing properties.
- IV. The mature hedge and trees on the north and east boundaries must be retained.
- V. The vernacular drystone wall along the road frontage must be retained and any new stretches to accommodate access should be built to reflect the existing wall.

- VI. As a former orchard, part of the green infrastructure provision on the site should include orchard restoration or other species-appropriate fruit-tree planting.
- VII. As a former designated Important Open Space, new development should include landscaping and planting that protects and enhances the local landscape and settlement character and contributes to AONB Management Plan objectives.
- VIII. A LVIA is required to inform the design and layout of the site proposals with particular attention to: the height of new buildings, which should sit no higher than those to the west; protecting long views from Briery Bank towards the estuary and towards Arnside from the coast/ Carr Bank area; and to protecting the rural character of this part of Arnside.
- IX. An appropriate ecological survey of the site and relevant mitigation measures will be needed.
- X. Appropriate access arrangements from Briery Bank are to be agreed to the satisfaction of the highway authority.



AS21 – B108 Land at Church Street, Beetham

5.3.4 Very few people commented on site B108, but most identified that there was some scope for development on this site. Development of the site would reflect the historic village form. Sensitivity to Beetham Conservation Area and retention of the footpath to Fairy Steps are key issues.

AS21 – B108 Land at Church Street, Beetham

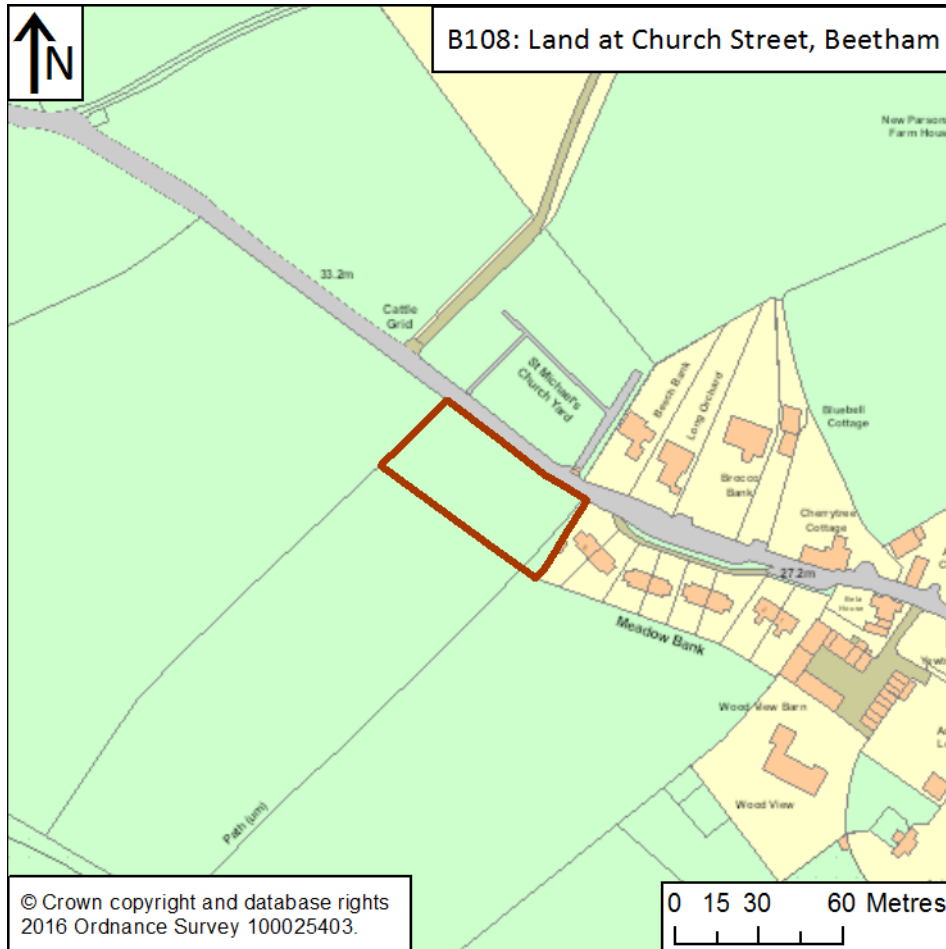
Amount of development: Approximately 6 dwellings

Site Area: 0.20 hectares

Site description: The site is located adjoining Beetham village and is currently in agricultural use.

Policy Guidance: Land at Church Street, Beetham, as shown on the Policies Map, is allocated for development for approximately 6 dwellings. Detailed proposals that comply with other relevant policies and meet the following site-specific development requirements will be permitted:

- I. The site should be considered for 100% affordable housing or other housing for those with a local connection.
- II. Development proposals will require drainage and surface water reports.
- III. Development must provide resilience against flood / surface water.
- IV. Development must show that it will not worsen any flood or surface water risks to existing properties.
- V. The site's location adjacent the boundary of the Beetham Conservation Area, opposite the graveyard associated with St Michael's and All Angels' church and in one of the latent mediaeval tofts associated with the village's forming in the middle mediaeval period must be fully reflected in the design and layout of the scheme.
- VI. An archaeological investigation of the site will be needed and any finds recorded.
- VII. Existing boundary hedgerows should be retained and a new hedgerow and trees of appropriate species and species mix planted to form new, robust and defensible boundaries to the SW and NW of this small site.
- VIII. The existing public footpath route leading through the site to the Fairy Steps must be protected and enhanced, including the retention of the existing limestone stile.
- IX. A LVIA is required to inform the design and layout of the site proposals with particular attention to views towards the site and Beetham as a whole from the public footpath to the Fairy Steps and when approaching from the west.
- X. An appropriate ecological survey of the site and relevant mitigation measures will be needed.
- XI. Appropriate access arrangements from Church Street are to be agreed to the satisfaction of the highway authority.



AS22 – B112 Land at Stanley Street, Beetham

5.3.6 Very few people commented on site B112 but all those that did identified that the site has potential for development. Development of the site would reflect the historic village form. Sensitivity to Beetham Conservation Area and the school are key issues.

AS22 – B112 Land at Stanley Street, Beetham

Amount of development: Approximately 4 dwellings

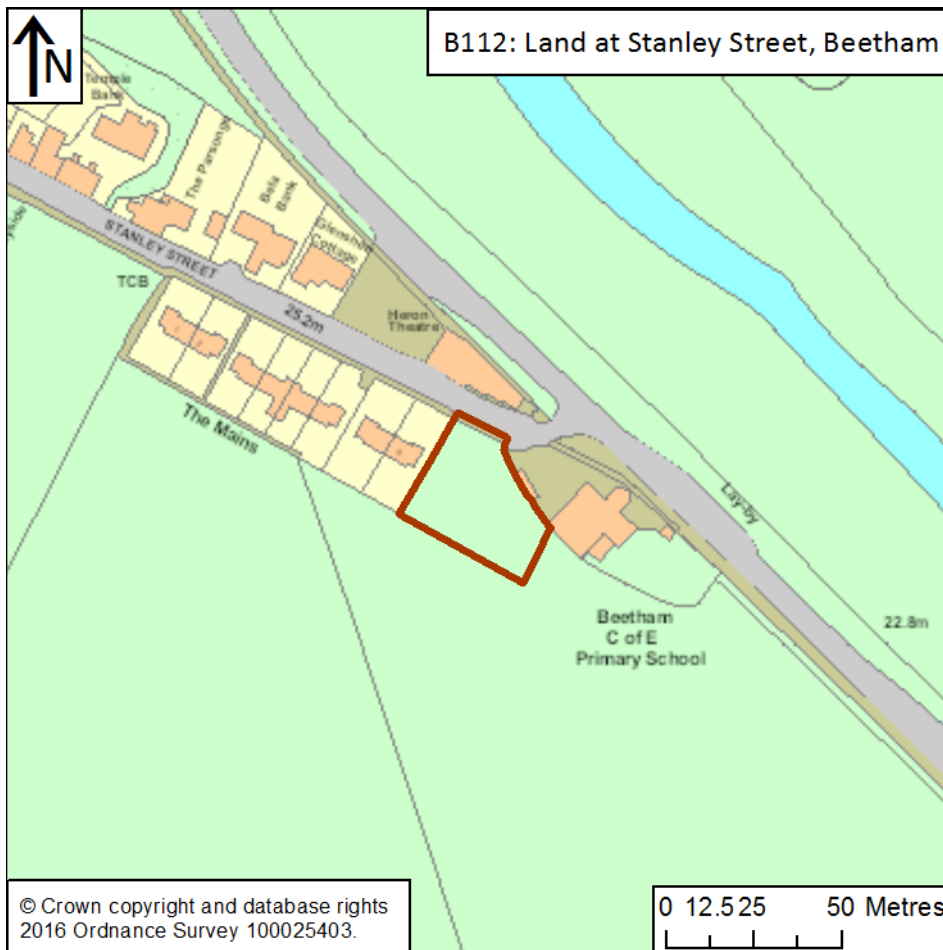
Site Area: 0.10 hectares

Site description: The site is located within Beetham village and is currently in agricultural use.

Policy Guidance: Land at Stanley Street, Beetham, as shown on the Policies Map, is allocated for development for approximately 4 dwellings. Detailed proposals that comply with other relevant policies and meet the following site-specific development requirements will be permitted:

- I. The site should be considered for 100% affordable housing or other housing for those with a local connection.
- II. Development proposals will require drainage and surface water reports.
- III. Development must provide resilience against flood or surface water.
- IV. Development must show that it will not worsen any flood or surface water risks to existing properties.

- V. The site's location adjacent the boundary of the Beetham Conservation Area and opposite the Grade II Listed Heron Theatre must be fully reflected in the design and layout of the scheme.
- VI. The site's location adjacent Beetham Primary School must be fully reflected in the design and layout of the scheme.
- VII. Existing boundary walls should be retained and a new hedgerow and trees of appropriate species and species mix planted to form a new southern boundary to this small site.
- VIII. A LVIA is required to inform the design and layout of the site proposals with particular attention to views towards the site from the south, views out of Beetham and views of the village when approaching from the south east.
- IX. An appropriate ecological survey of the site and relevant mitigation measures will be needed.
- X. Appropriate access arrangements from Stanley Street are to be agreed to the satisfaction of the highway authority.



AS23 – S56 Land at Whinney Fold, Silverdale

5.3.7 Most people who commented on site S56 objected to development of the whole site, however, there was some support for development, including partial development. The site

is relatively visually contained and compatible with the settlement form of this part of Silverdale. Key issues are landscape character and biodiversity mitigation.

AS23 – S56 Land at Whinney Fold, Silverdale

Amount of development: Approximately 6 dwellings

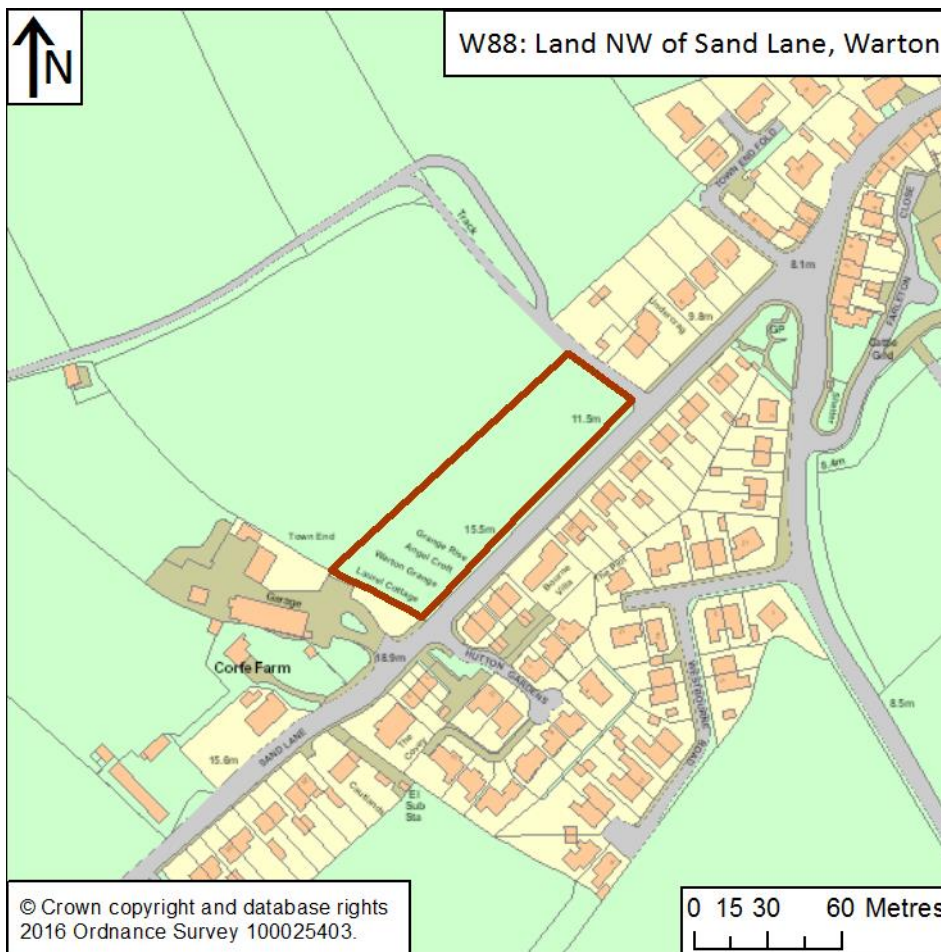
Site Area: 0.30 hectares

Site description: The site is located on the edge of Silverdale village and is currently in agricultural use as pasture.

Policy Guidance: Land at Whinney Fold, Silverdale, as shown on the Policies Map, is allocated for development for approximately 6 dwellings. Detailed proposals that comply with other relevant policies and meet the following site-specific development requirements will be permitted:

- I. Mature hedges on SE and NW boundaries to be retained, and development must create a new, robust and defensible boundary to the SE edge.
- II. Development proposals will require drainage and surface water reports.
- III. Development must provide resilience against flood / surface water and wastewater/sewerage issues.
- IV. Development must show through a sewerage plan that it will not worsen any sewerage issues or flood or surface water risks to existing properties.
- V. A LVIA is required to inform the design and layout of the site proposals.
- VI. An appropriate ecological survey of the site and relevant mitigation measures will be needed.

- III. Development must provide resilience against flood / surface water and wastewater/sewerage issues.
- IV. Development must show through a sewerage plan that it will not worsen any sewerage issues or flood or surface water risks to existing properties.
- V. Retention of mature trees and hedges on the SE boundary required, and development must create a new, robust and defensible boundary to the NW edge.
- VI. A LVIA is required to inform the design and layout of the site proposals, with particular attention paid to the sensitivity of the open boundary to the north of the site.
- VII. Appropriate access arrangements from Sand Lane are to be agreed to the satisfaction of the highway authority.



AS25 – W130 Land North of 17 Main Street, Warton

- 5.3.9 This site was put forward as a result of the Issuers and Options consultation and so no comments have yet been received in relation to this site.

AS25 – W130 Land North of 17 Main Street, Warton

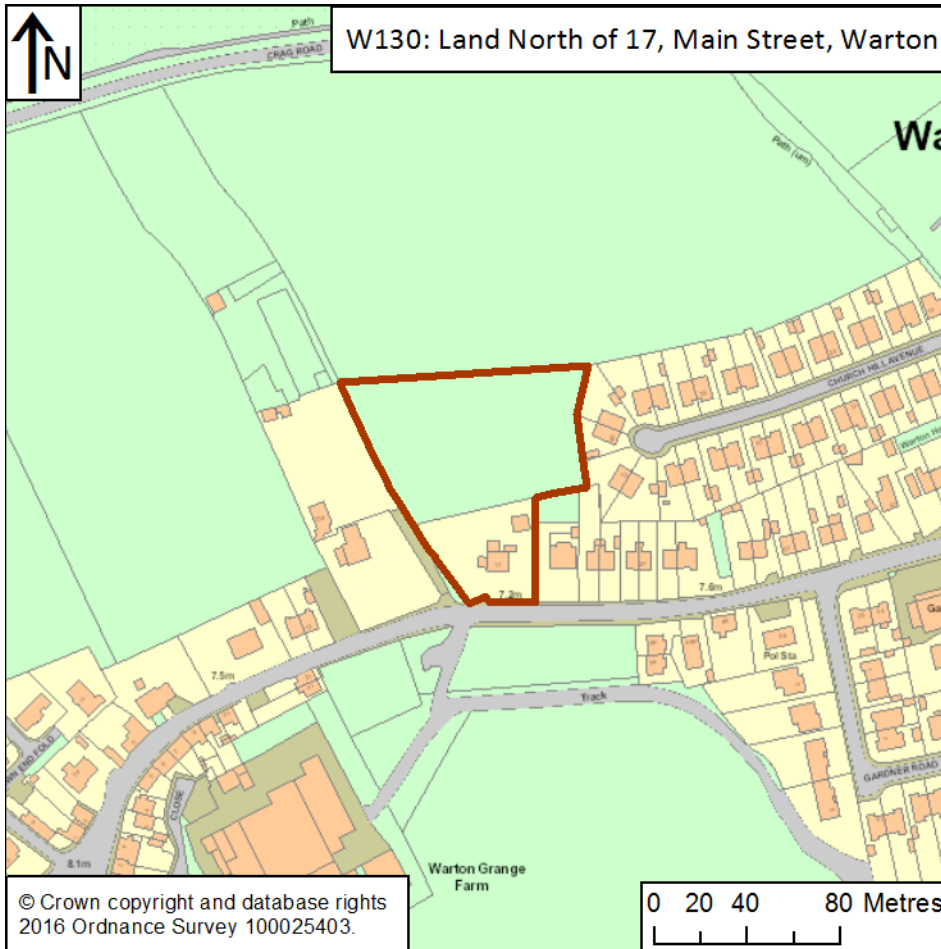
Amount of development: Approximately 16 dwellings

Site Area: 0.53 hectares

Site description: The site is located within Warton village and is currently in agricultural use.

Policy Guidance: Land north of 17, Main Street, Warton, as shown on the Policies Map, is allocated for development for approximately 16 dwellings. Detailed proposals that comply with other relevant policies and meet the following site-specific development requirements will be permitted:

- I. An appropriate ecological survey of the site and relevant mitigation measures will be needed.
- II. Development proposals will require drainage and surface water reports.
- III. Development must provide resilience against flood / surface water and wastewater/sewerage issues.
- IV. Development must show through a sewerage plan that it will not worsen any sewerage issues or flood or surface water risks to existing properties.
- V. Appropriate access arrangements from Main Street are to be agreed to the satisfaction of the highway authority.
- VI. A LVIA is required to inform the design and layout of the site proposals, with particular attention paid to the sensitivity of the open boundary to the north of the site and to the height of the new buildings.
- VII. Hedges and boundary features should be retained where possible and integrated into the layout of any development scheme. Development must create a new, sensitive yet robust and defensible boundary to the northern edge of the site.



Mixed Use Sites

AS26 – A25/A26/A27 Station House and Yard, Arnside

5.3.10 Whilst there was some objection to the development of this site, there was significant support for development of car parking and other uses such as small business units. Key issues are flood risk and the proximity to Morecambe Bay as an internationally protected site for biodiversity.

AS26 – A25/A26/A27 Station House and Yard, Arnside

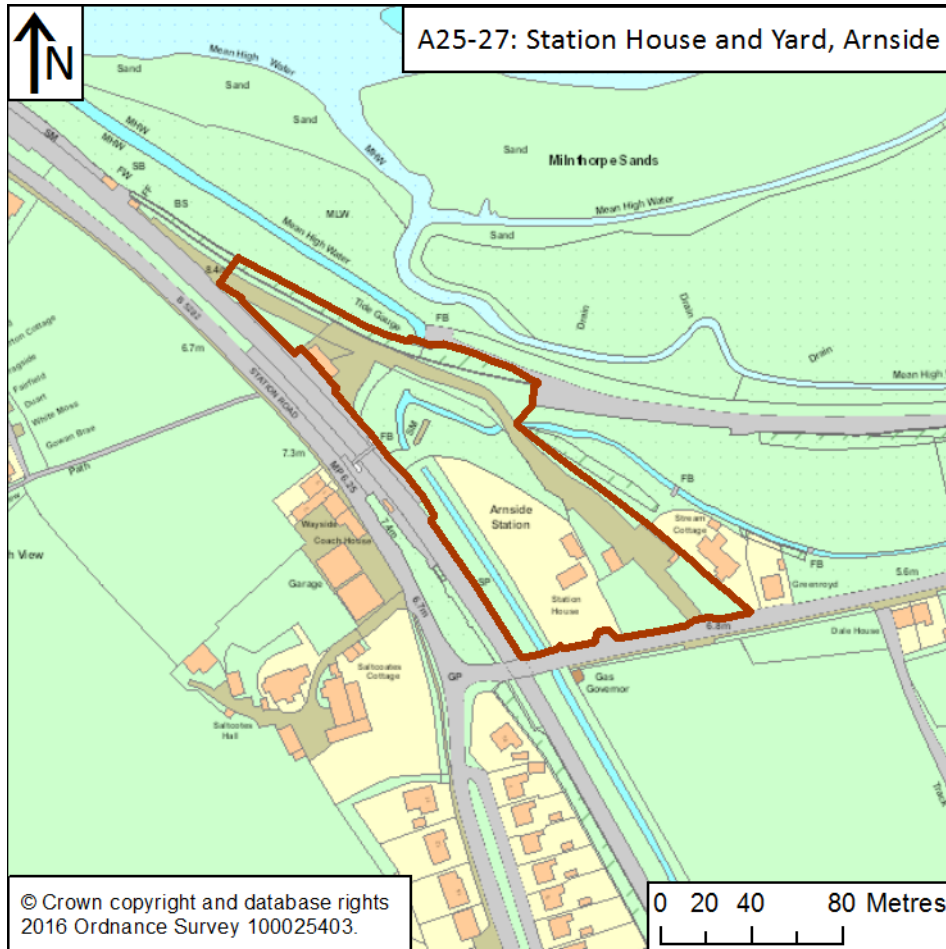
Type of development: Mixed uses including business, tourism and car parking and potentially residential or live-work units

Site Area: 1.03 hectares

Site description: The site is located within Arnside village and is currently in several uses, including residential, business, informal car parking and access to the railway.

Policy Guidance: Land at Station House and Yard, Arnside, as shown on the Policies Map, is allocated for mixed-use development. Detailed proposals that comply with other relevant policies and meet the following site-specific development requirements will be permitted:

- I. The site is previously developed land. It offers scope to make more efficient and beneficial use of the land, especially for business, tourism and car parking uses. There is particular scope for development to relate to the site's location adjacent Arnside railway station, including the formation of a visitor/recreational hub.
- II. Existing buildings must be retained and incorporated into new development.
- III. Development proposals will require drainage and surface water reports.
- IV. Residential development must avoid Flood Risk Zone 3 areas and all development must provide resilience against flood or surface water and wastewater/sewerage issues.
- V. Development must show through a sewerage plan that it will not worsen any sewerage issues or flood or surface water risks to existing properties.
- VI. The site adjoins a site designated as SAC, SPA and under the Ramsar Convention; standard best practice approaches such as pollution prevention measures must be implemented and appropriate ecological surveys will be required to assess the potential impacts upon the designated sites and any potentially significant effects identified would require appropriate mitigation and / or compensation to enable planning permission to be granted. Reference to the Habitats Regulations Report accompanying this DPD should be made in considering the assessments and mitigations needed.
- VII. The site contains some woodland and a watercourse, both of which should be protected and sensitively incorporated into any scheme to the benefit of both the proposals and their own intrinsic value.
- VIII. A LVIA is required to inform the design and layout of the site proposals.
- IX. Landscaping and scheme design will result in a net gain in visual amenity value in line with the local landscape character and AONB's primary purpose and Special Qualities.
- X. Development must retain access through the site for Network Rail and enhance access to the rail platforms including for wheelchair users.
- XI. The site will benefit from master-planning to ensure best and most appropriate redevelopment of the site.
- XII. Appropriate access arrangements from Sandside Road are to be agreed to the satisfaction of the highway authority.



AS27 – B35/B38/B81/B125 Land at Sandside Road and Quarry Lane, Sandside

5.3.11 There was significant support for the use of these sites for re-development subject to careful management of flood risk and impacts on Morecambe Bay as well as the retention of the Ship Inn as a community facility.

AS27 – B35/B38/B81/B125 Land at Sandside Road and Quarry Lane, Sandside

Redevelopment of these sites should be undertaken together and comprehensively. Development proposals will benefit from master-planning and collaboration between the owners of each of the sites.

B35

Type of development: Mixed uses including business, tourism and potentially residential

Site Area: 0.31 hectares

Site description: The site is currently used for the display, repair and sale of second hand cars.

B38

Type of development: Mixed uses including business

Site Area: 0.26 hectares

Site description: The site is currently used in part for offices, part is undeveloped land and part is used for servicing and car parking

B81

Type of development: Mixed uses including business, tourism and residential

Site Area: 2.28 hectares

Site description: Part of the site was formerly occupied by the Travis Perkins builders' merchants, and most of the southern portion is currently in part vacant land and part in business use.

B125

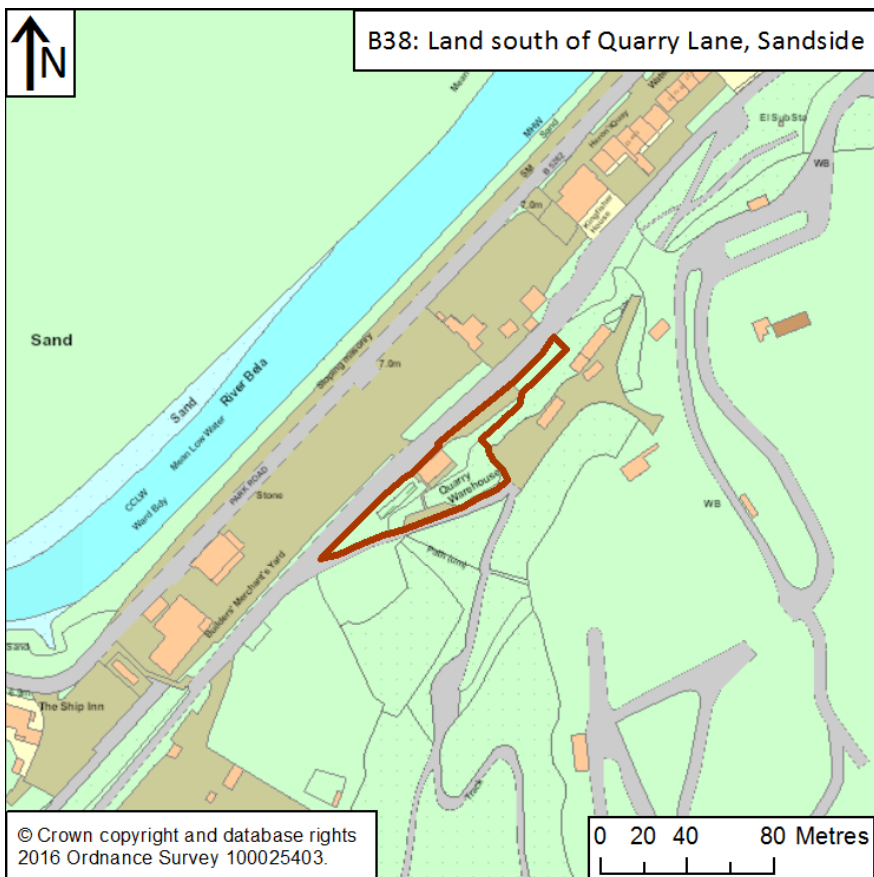
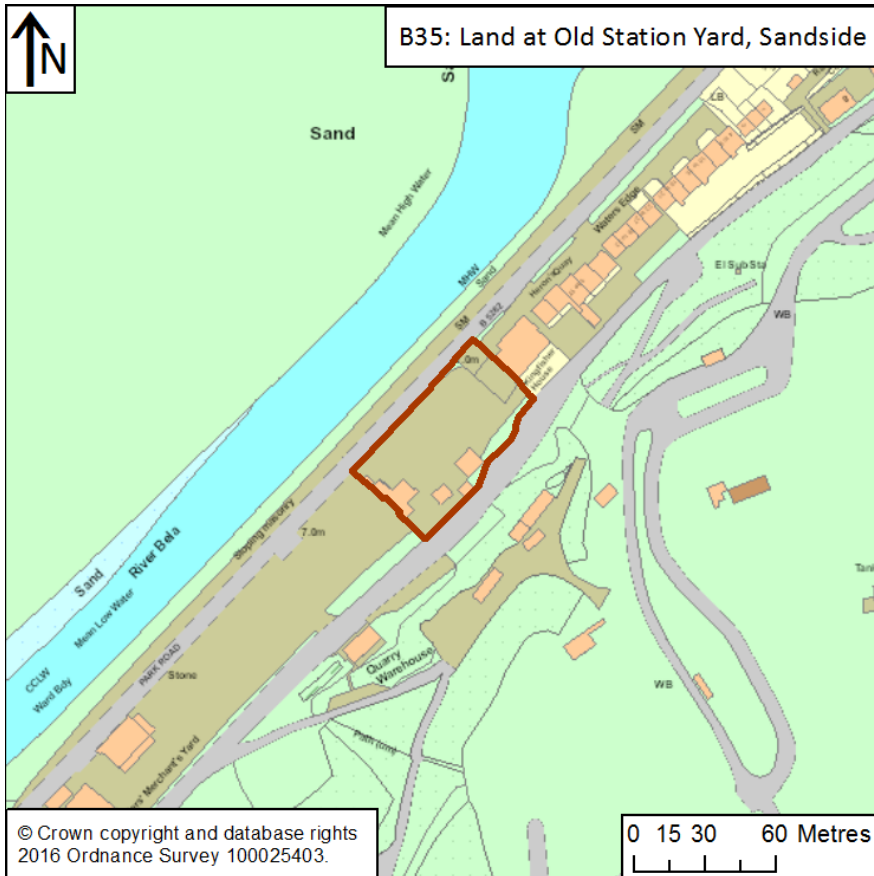
Type of development: Access

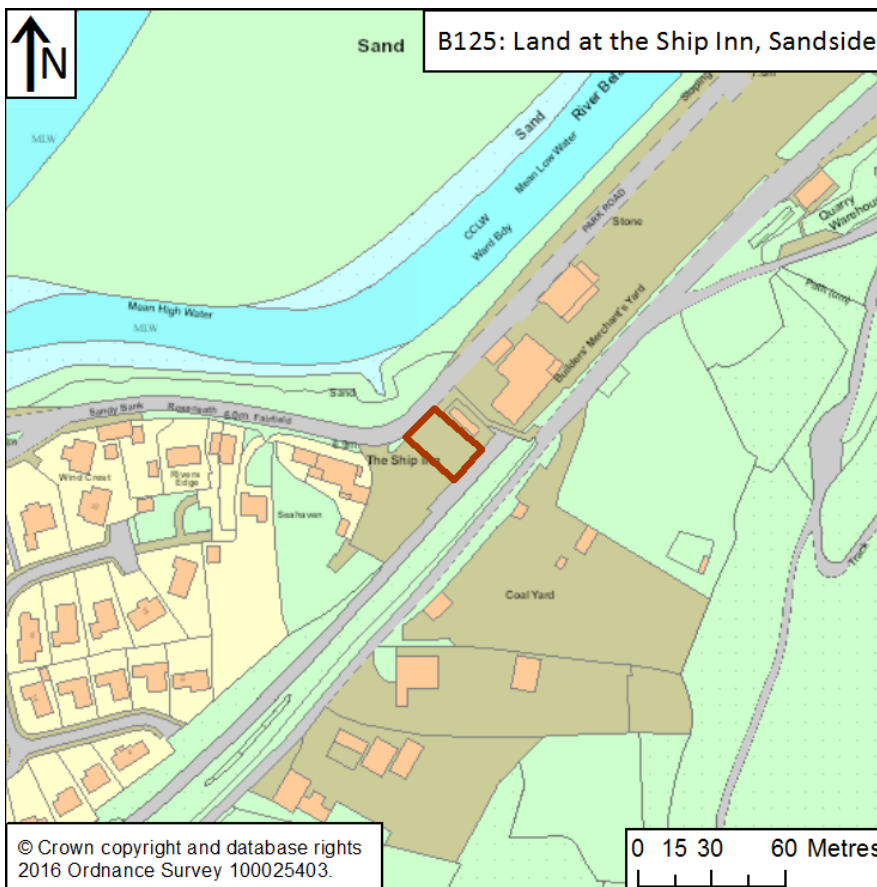
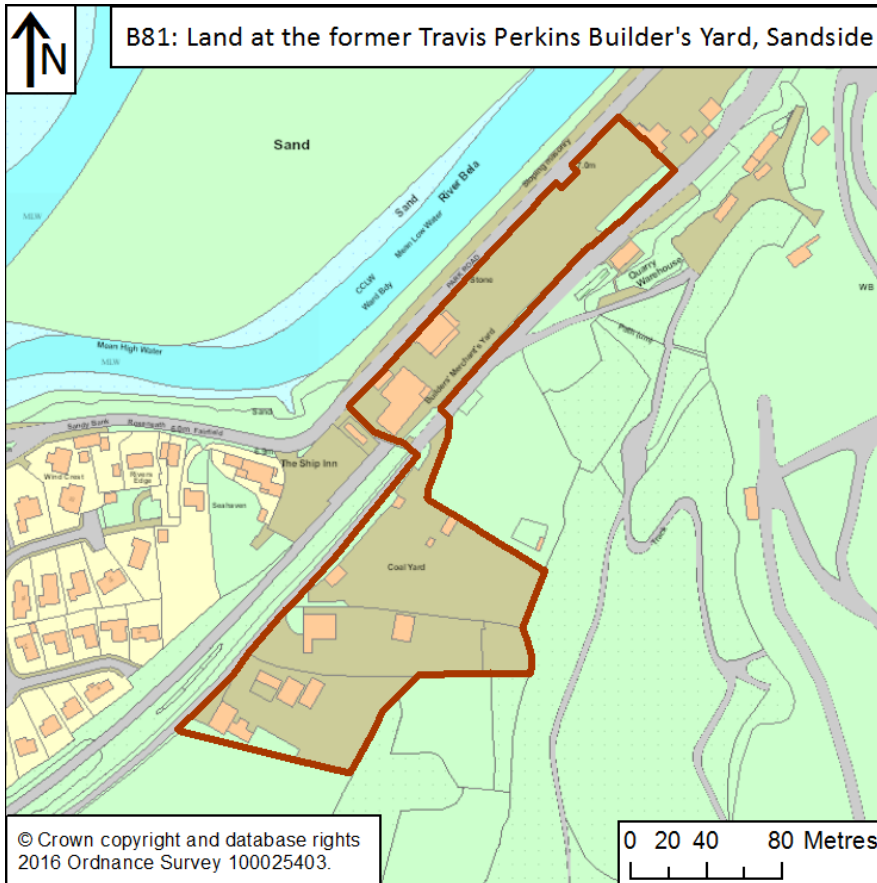
Site Area: 0.1 hectares

Site description: The site is currently a public house with associated car park.

Detailed proposals that comply with other relevant policies and meet the following site-specific development requirements will be permitted:

- I. The sites are predominantly previously developed land. They offer scope for making more efficient use of the land, for mixed-uses including business or tourism uses and residential, subject to flood risk constraints.
- II. Development proposals will require drainage and surface water reports.
- III. Residential development must avoid Flood Risk Zone 3 areas and all development must provide resilience against flood / surface water and wastewater/sewerage issues.
- IV. Development must show through a sewerage plan that it will not worsen any sewerage issues or flood or surface water risks to existing properties.
- V. A LVIA is required to inform the design and layout of the proposals, with a focus on enhancing the visual amenity of the site and reflecting the local landscape character type.
- VI. The sites adjoin an area internationally protected for biodiversity, and an appropriate ecological survey of the site and relevant mitigation measures will be needed. Development should re-enforce the defensible boundaries with the open countryside, especially to the south of the site.
- VII. Development must incorporate a pedestrian access route alongside Park Road and must protect the existing footpath along the route of the former railway.
- VIII. Appropriate access arrangements from Park Road, via The Ship Inn site and including a transport statement are to be agreed to the satisfaction of the highway authority.
- IX. Development will retain and complement and respect the materials, scale and character of the recently refurbished historic building and lime kiln on site B35.
- X. Development will retain and complement the Ship Inn and will retain appropriate levels of car parking to serve the public house.
- XI. Planting and landscaping should reflect the local character and include appropriate species and species mix.





AS28 – S70 Land at the Railway Goods Yard, Silverdale

- 5.3.12 There was strong support for the development of S70 for car parking and/or small business development. Careful consideration is needed for the management of drainage and surface water run-off, particularly in respect of the nearby wildlife designations.

AS28 – S70 Land at the Railway Goods Yard, Silverdale

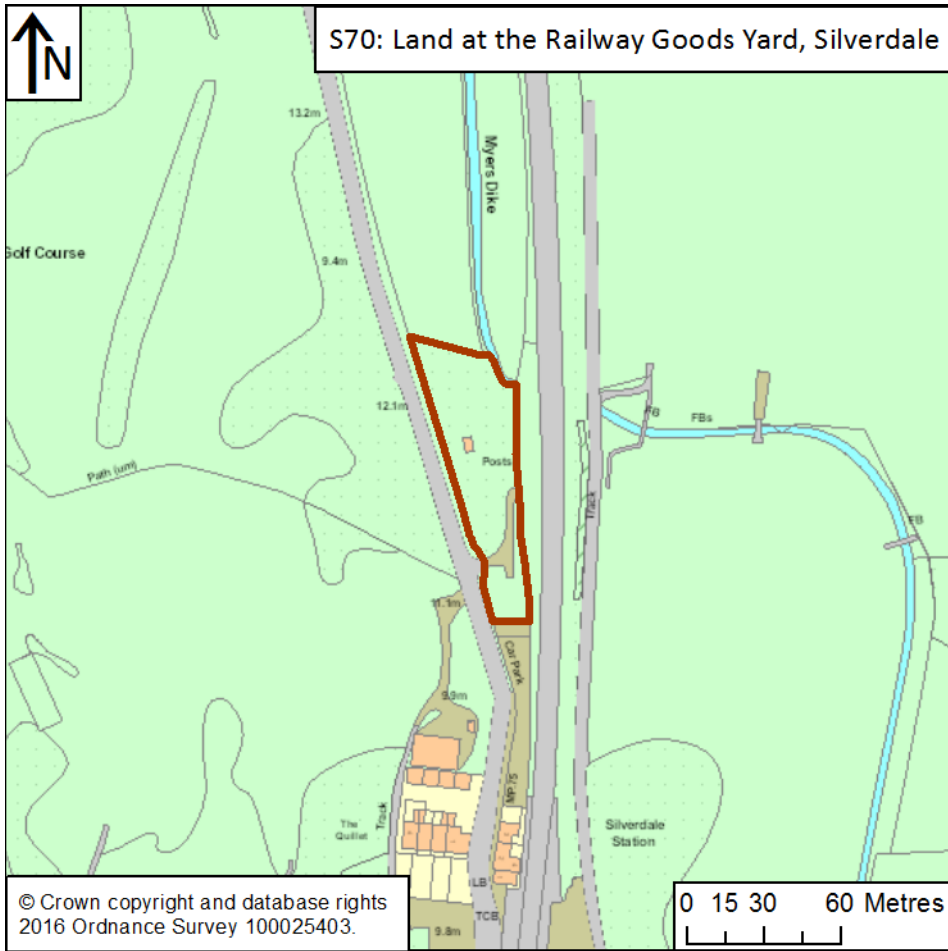
Amount of development: Mixed uses including business and car parking

Site Area: 0.36 hectares

Site description: The site is located outside Silverdale village and is currently a disused railway goods yard.

Policy Guidance: Land at the Railway Goods Yard, Silverdale, as shown on the Policies Map, is allocated for development for mixed uses. Detailed proposals that comply with other relevant policies and meet the following site-specific development requirements will be permitted:

- I. The site is previously developed land. It offers scope to make more efficient use of land, especially for business and/or car parking in association with Silverdale station.
- II. Development proposals will require drainage and surface water reports, with particular attention to measures to protect nearby wildlife designations from impacts via fluvial impact pathways.
- III. Development must provide resilience against flood / surface water and wastewater/sewerage issues.
- IV. Development must show through a sewerage plan that it will not worsen any sewerage issues or flood or surface water risks to existing properties.
- V. Proposals should retain drystone walls and roadside trees along the Red Bridge Lane frontage to help screen any new development, and should re-enforce the defensible boundary to the north of the site.
- VI. An appropriate ecological survey of the site will be needed, together with proposals to enhance ecological features and avoid their loss or harm.



6 Policy Areas Not Covered in this Document

6.1.1 This section sets out which policy areas are and are not to be covered in the AONB DPD. Where a policy topic is not to be included in the AONB DPD, it is covered adequately elsewhere in the Development Plan for each District either / or through existing policies or policies currently under preparation and through National Policies. Only policy topics for which a special approach is required in the AONB are covered in the AONB DPD.

6.3.1 Many policy topics and issues that apply to the AONB are covered adequately by National Policy or International or National Legislation or that are covered by policies in other Local Plan documents prepared by the District Councils. These policies and requirements all still apply to the AONB. The AONB DPD is an extra layer of policy for the AONB rather than a replacement for these.

Table showing policy topic area coverage¹²

Topic	AONB DPD	SLDC Local Plan		Lancaster Local Plan	
		Existing ¹³	In Preparation	Existing	In Preparation
General requirements/Overarching Principles	AS03	CS1.1	DM1		SP1
Development Strategy	AS01	CS1.2, CS5, H5, CS6.6	DM14		SP2, SP3
Housing (including rural housing, affordable housing and housing types)	AS04	CS6.1, CS6.2, CS6.3, CS6.4, H9	DM12, DM13, DM15	DM41, DM45/46, DM42/43	SP4, H9-11, DM1-6
Residential conversions	AS01, AS04	CS6.3, CS7.4	DM16	DM44	DM7
Gypsies, travellers and travelling showpeople	-	CS6.5a/b		DM47	DM?
Community infrastructure	AS10, AS11, AS13	CS9.1, L5	DM17	DM48	DM54
Local services and infrastructure	AS10, AS11, AS13	CS9.1, CS9.2, CS10.1, S26	DM17	DM49	DM54
Green infrastructure	AS05	CS8.1, C11, S3,	DM4	DM25	DM35

¹² Note that National Policies also apply in addition to those listed in this table

¹³ Relevant policies only are listed. Note that in South Lakeland, all the remaining extant 2006 Local Plan policies will be superseded or replaced by those policies currently under preparation (Development Management Policies document) once they are adopted. All existing Core Strategy and Land Allocations policies will remain in force until a new combined Local Plan is prepared and adopted.

		S18, LA1.10			
Open space and Outdoor Sports facilities	AS06, AS07	CS8.3a/b, S4, LA1.10, LA1.11	DM4	DM26	DM20, SC2-4
Landscape and settlement character	AS02, AS07	CS8.2	DM1	DM28	DM40, EN5
Biodiversity and geodiversity	AS05	CS8.4, C6, C7,	DM4	DM27/29	DM36, DM38
Historic environment	AS08	CS8.6, C15, C16, C19, C20	DM3	DM30-34	DM30-34, EN1/2
Design	AS09	CS8.10, C5, S2, S12	DM2	DM35/36	DM22/23
Air quality and pollution	AS13 (part)	CS1.1, CS9.1, CS10.1, CS10.2	DM7	DM37	DM24
Flood risk	-	CS8.8, C23, C24	DM6	DM38/39	DM26/27
Water quality	AS13	CS8.5	DM6	DM40	DM28/29
Coast	AS02	CS8.5, C23, C24		DM28	DM40
Town centres and retailing	-	CS7.5, R2, R7, R9, S13, S14, S15, S16	DM23, DM24	DM1-5	DM10-14, TC1-4
Hot Food takeaways	-	R12	DM22		
Rural economy	AS10	CS7.4, E10		DM7/9/10	DM42-44. H9
Equestrian Development	-	L9	DM19		DM47
Re-use and conversion of rural buildings	AS01, AS04	CS7.4, H11, H12, H13, S23	DM16	DM8/9	DM44/45
Leisure facilities and attractions	AS10, AS11	CS7.6, L6, L8,		DM12	DM15, LC1-2
Tourist, holiday and camping accommodation	AS12	CS7.6, T2, T4, T5, T7, T8, T9	DM18	DM13/14	DM16, DM49
Business and employment	AS10	CS7.1, CS7.2, LA1.5, LA1.6		DM15/16	DM8/9, SP5, EC1-5, DO1-8
Education and skills	-	CS7.3		ER1	DM21, HE1-3

Advertisements and Signs	AS15	S20, S21, S22	DM20	DM6	DM13
Energy	AS14	CS7.7, CS8.7, C26, C28, C29, C30, C31	DM21	DM17/18	DM17-19, EG1
Telecommunications	AS14	CS7.4, S27, S28	DM8	DM24	DM57
Transport, Parking, Rights of Way and other routes	AS10, AS11, AS6,	CS10.1 CS10.2, L10, L11, S10,	DM9, DM10	DM20-23	DM59-63, SP9, T1-4
Enforcement	-		DM25	DM50/51	DM64/65
Minerals and Waste	-	CS8.9			EN11

7 Monitoring and Implementation Framework

- 7.1.1 Monitoring and review are important parts of any plan, and helps to address questions like:
- Are policies achieving their objectives and in particular are they delivering sustainable development?
 - Have policies had unintended consequences that were not originally anticipated?
 - Are the assumptions and objectives underpinning the policies still relevant and applicable?
 - Are the targets being achieved?
- 7.1.2 The policies contained in the AONB DPD will be monitored in the Councils' annual monitoring reports. The monitoring frameworks set out a series of key indicators that can be used to measure the DPDs performance. The indicators have related targets in order to assess whether current policies are working effectively or whether they need to be reviewed or replaced. New indicators may be introduced to ensure appropriate monitoring of new policies. Where it becomes evident that policies are not performing as initially envisaged or intended, any subsequent monitoring analysis will suggest the actions that need to be taken to address the issues.
- 7.1.3 Effective implementation of the policies in the AONB DPD depends on the actions of the Councils and a number of other organisations. The overall aim of the Councils is to ensure the delivery of the sustainable development that is appropriate for the AONB. Therefore, development should be co-ordinated with infrastructure. Where development creates the need for investment in infrastructure, the costs for that infrastructure should be offset.
- 7.1.4 Contributions to infrastructure will be secured through planning obligations and the Community Infrastructure Levy (CIL: which applies in South Lakeland but not in Lancaster District). CIL will be the preferred method of collecting and pooling financial contributions (except for affordable housing) in South Lakeland. CIL liabilities are not negotiable. Section 106 planning obligations must be collected on a site by site basis in compliance with the three tests in Regulation 122(2) of the CIL Regulations 2010 (as amended):
- necessary to make the development acceptable in planning terms;
 - directly related to the development; and
 - fairly and reasonably related in scale and kind to the development.
- 7.1.5 The costs of development (including the contribution it must make to infrastructure) may affect the viability of a scheme and prevent it coming forward. While the Councils normally expect development to meet sustainable design standards, affordable housing requirements, the CIL charge and any site specific obligations, there are occasions where some relaxation may be justified in order to reduce costs and enable a scheme to go forward. In such cases the Council must be satisfied that the assessment of viability is accurate. The Councils will weigh up what the effect of any cost savings would be and then decide whether that is reasonable in the particular circumstances of that case.

- 7.1.6 The plan will be reviewed if there is a change in circumstances (e.g. the introduction of new planning legislation or guidance), and in any event within five years of the DPD being adopted.
- 7.1.7 At Issues and Options stage we asked *Should the AONB DPD phase development during the 15 year time horizon of the plan? What phasing approach is appropriate?* (Q30). Several people suggested using three 5-year phases and/or otherwise supported the principle of phasing to match delivery directly to current identified needs, to avoid over-supply at any one time (particularly of affordable housing) or to prioritise the most appropriate sites. Others however felt that development should be brought forward at the earliest opportunity.
- 7.1.8 Policy AS04 Housing Provision requires current demand and likely take-up at the time to be taken into account when delivering affordable housing in order to avoid a situation whereby affordable housing delivered cannot be taken up by local families as it fails to match need in terms of type and/or timing.
- 7.1.9 Any phasing would be a guide to when allocated sites were expected to come forward based on factors such as availability and infrastructure requirements rather than indicating a required timescale and subject to meeting other policy requirements. Planning permission could not be refused for a site on the grounds of being outside of the identified phasing.

8 Appendices

Appendix 1: Site Assessment Form

Summary Sheet		Site Ref:	Site Location/Address:
BASIC INFORMATION			
Grid Reference:	Site Area (hectares):		
Source of Site Suggestion:	Proposed Use:		
Existing Use:	Greenfield		
Location relative to settlement	within	edge	outside
Flood Zone	1	2	3
Landscape Character Type & Area:			
EXCLUSION CRITERIA			
International	National	Local Geological or Nature Conservation	Limestone Pavement Order
Priority Habitat			YES NO
Habitat Connectivity			YES NO
Housing Sites: Flood Zone 3			YES NO
Existing/recent recreational use or community facility (with no appropriate replacement facility or service proposed)			YES NO
Would the development of the site:			
• Harm the landscape or settlement character of the AONB?	positive/neutral	mitigate impacts	cannot mitigate
• Harm the visual amenity of the AONB?	positive/neutral	mitigate impacts	cannot mitigate
OVERALL			
Is this site suitable for development as proposed?		YES	NO
Could the site be suitable for some other use?		YES	NO
Why is the site being taken forward?			
Why is the site being rejected?			

Site Name:	Site Location/Address:
SUITABILITY / SUSTAINABILITY CRITERIA	
Is the site located within walking distance (400m) of:	
• A public transport route (bus or train)	YES NO
• A range of community services (e.g. shops, village hall)?	YES NO
Would the development of the site:	
• Result in the loss of an identified area of open green space?	YES NO
• Result in the loss or impact on public access?	YES NO
• Result in the loss of agricultural land or woodland?	YES NO
• Harm a heritage asset or its setting (including conservation areas)?	YES NO
• Harm a site identified on the historic environment record?	YES NO
• Cause settlements to merge (coalesce) with each other?	YES NO
• Present an opportunity to develop brownfield land?	YES NO
• Enable the conservation of a heritage asset?	YES NO
DELIVERABILITY CRITERIA	
Is the site located within close proximity (100m) of existing:	
• Water services?	YES NO
• Sewerage services?	YES NO
• Electrical services?	YES NO
• Gas services?	YES NO
• Telecommunication services?	YES NO
Can the site be accessed safely from an adopted road without obstacle (including ownership difficulties)?	YES NO
Do the topographical characteristics of the site allow for development?	YES NO
Is the site likely to be subject to pre-existing contamination, poor ground conditions or other hazards?	YES NO
Is the site available for development?	no now in 5 years in 10 years

Appendix 2: Site Assessment Spreadsheet

See separate spreadsheet document

Appendix 3: Open space assessment form

Open Spaces Summary Sheet		Site Ref:	Site Name:	Site Location/Address:
BASIC INFORMATION				
Grid Reference:	Site Area (hectares):			
Source of suggestion:				
Existing Use:				
Publicly accessible	YES	NO	YES	NO
Typology (if existing public open space):				
Quality (if existing public open space)	Good	Acceptable	Poor	
Location relative to settlement	within	edge	outside	
Flood Zone	1	2	3	
EXISTING DESIGNATIONS / FUNCTIONS				
International	National	Local (Geological or Nature Conservation)	Limestone Pavement Order	
Priority Habitat			YES	NO
Existing/recent recreational use or community facility			YES	NO
Conservation Area, Listed Building, other Heritage Asset (or setting /curtilage)			YES	NO
Tree Preservation Order			YES	NO
Would the designation of the site:				
Complement the landscape or settlement character of the AONB?	YES	NO	YES	NO
Support Habitat Connectivity?	YES	NO	YES	NO
Complement visual amenity of the AONB?	YES	NO	YES	NO
Support other AONB Management Plan objectives?	YES	NO	YES	NO
If yes to any of the above, how? / which objectives?				
OVERALL				
Is this site suitable for open space use?	YES	NO	YES	NO
Could the site be suitable for some other use?	YES	NO	YES	NO
Why is the site being designated?				
Why is the site not being designated?				

Appendix 4: Glossary

Adoption - The final confirmation of a Development Plan (Local Plan) Document coming into force as part of the statutory development plan by a Local Planning Authority (LPA).

Affordable Housing - Housing, whether for rent, shared ownership or outright purchase, provided at a cost considered affordable in relation to incomes that are average or below average, or in relation to the price of general market housing.

Aged or veteran tree – A tree which, because of its great age, size or condition is of exceptional value for wildlife, in the landscape, or culturally.

Agriculture - Defined by Section 336(1) of the Town and Country Planning Act 1990 as including: horticulture, fruit growing, seed growing, dairy farming, the breeding and keeping of livestock (including any creature kept for the production of food, wool, skins or furs, or the purpose of its use in the farming of land), the use of land as grazing land, meadow land, osier land, market gardens and nursery grounds, and the use of land for woodlands where that use is ancillary to the farming of land for other agricultural purposes.

Allocated site - Land identified in a development plan as appropriate for a specific land use.

Amenity – This refers to positive element(s) that contribute to the overall character or enjoyment of an area. For example, open land, trees, historic buildings and the inter-relationships between them, or less tangible factors such as tranquillity can all be considered as an amenity asset.

Appropriate - Within the AONB Management Plan and the AONB DPD, the word “appropriate” is generally used to mean “appropriate to the AONB statutory purpose and designation and the AONB’s special qualities” unless it is being quoted from another source, document or policy statement etc.

Biodiversity – The whole variety of life on earth. It includes all species of plants and animals and the ecosystems and habitats they are part of.

Brownfield Land (previously-developed land) - Land that is or was occupied by a permanent structure (excluding agricultural or forestry buildings), and associated fixed surface infrastructure. The definition covers the curtilage of the developed land. Previously-developed land may occur in both built-up and rural settings. The definition includes defence buildings and land used for mineral extraction and waste disposal where provision for restoration has not been made through planning condition or legal agreement. Domestic gardens are not classified as previously developed land.

Buffer Zone - Areas between core protected areas and the surrounding landscape or seascape which protect the network from potentially damaging external influences and which are essentially transitional areas.

Caravan Development – The creation, extension or adaptation of land which is used for the purposes of accommodating both static and/or touring caravans. The legislative definition can also include chalets which are used for temporary periods for leisure uses. This can also include development which is ancillary to the purpose of using caravans, including toilet blocks, laundry and shower blocks and other associated infrastructure.

Conservation Area - Conservation Areas are places of special architectural or historic interest where it is desirable to preserve and enhance the character and appearance of such areas.

Core Strategy - A key Local Plan document setting out the spatial vision, strategic objectives and the planning framework for an area, having regard to the Community Strategy.

Development - Development is defined under the 1990 Town and Country Planning Act as "the carrying out of building, engineering, mining or other operation in, on, over or under land, or the making of any material change in the use of any building or other land". Most forms of development require planning permission (see also "permitted development").

Extra Care Housing - Extra Care Housing is housing designed with the needs of frailer older people in mind and with varying levels of care and support available on site. People who live in Extra Care Housing have their own self-contained homes, their own front doors and a legal right to occupy the property. Extra Care Housing is also known as very sheltered housing, assisted living, or simply as 'housing with care'. It comes in many built forms, including blocks of flats, bungalow estates and retirement villages.

Flood Risk Assessment - An assessment of the likelihood of flooding in a particular area so that development needs and mitigation measures can be carefully considered.

Geodiversity - The diversity of minerals, rocks (whether "solid" or "drift"), fossils, landforms, sediments and soils, together with the natural processes that constitute the Earth's topography, landscape and the underlying structure.

Greenfield Land/Site - Land (or a defined site), usually farmland, that has not previously been developed. This does not include domestic gardens.

Green infrastructure – A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.

Habitats Regulations Assessment (HRA) – Assesses the impacts of plans or projects on Natura 2000 sites (these are Special Areas of Conservation (SAC) and Special Protection Areas (SPA)). National guidance recommends that Ramsar sites and candidate SPAs and SACs are also afforded the same protection through the Habitats Regulation Assessment process.

Heritage asset – Areas of undeveloped coastline which are managed to conserve their natural beauty and, where appropriate, to improve accessibility for visitors.

Historic Environment – 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, and landscaped and planted or managed flora.

Infill development/infilling - Building taking place on a vacant plot in an otherwise built-up street frontage.

Infrastructure – In planning terms the physical structures that are required for a community to operate and be sustainable in the long term. Infrastructure typically refers to matters such as roads, water supply, sewers, electricity and other social elements such as education and health.

Landscape and Visual Impact Assessment (LVIA) - is the process of evaluating the effect of a proposal upon the landscape. There is an important distinction between visual effects (the human view or perception) and the landscape effects (which occur whether or not anyone can see them).

Landscape Character Assessment (LCA) – is an assessment to identify different landscape areas which have a distinct character based on a recognisable pattern of elements, including combinations of geology, landform, soils, vegetation, land-use and human settlement.

Limestone Pavement - Continuous areas of exposed limestone consisting of rock blocks (clints) interspersed with cracks/clefts (grikes).

Limestone Pavement Orders – Order protecting the above

Local Plan - A document setting out the Local Planning Authority's policies and proposals for the development and use of land and buildings in the authority's area—prepared under the Planning & Compulsory Purchase Act 2004. Local Plan documents include the Core Strategy, Land Allocations and, where needed, other documents such as Development Management Policies or documents covering specific topics or areas such as Gypsies and Travellers and Kendal Canal Head. There will also be an adopted Policies Map, which illustrates the spatial extent of policies. The Policies Map must be prepared and maintained to accompany all Local Plans. All Local Plan documents must be subject to rigorous procedures of community involvement, consultation and independent examination, and adopted after receipt of the Inspector's report. Once adopted, Development Management decisions must be made in accordance with them unless material considerations indicate otherwise.

Local Planning Authority (LPA) - The local authority or Council that is empowered by law to exercise planning functions, usually the local borough or District Council. National parks and the Broads authority are also considered to be Local Planning Authorities. County Councils are the authority for waste and minerals matters.

Local Wildlife Site - Commonly known as County Biological Heritage Sites in Lancashire and as County Wildlife Sites in Cumbria, these sites are of local or regional importance for biodiversity. These sites do not enjoy direct statutory protection but are the subject of specific Local Plan policies aimed at ensuring their wellbeing.

Material Consideration - A matter that should be taken into account in deciding a planning application or an appeal against a planning decision.

Mitigation - Measures to avoid reduce or offset significant adverse effects.

Mosaic approach - The Mosaic Approach is about integrating the requirements of species into habitat management, ensuring that plants and wildlife have the places they need to live and reproduce. Most species require a range of elements within a site or a wider landscape in order to complete their life cycle. Many of these elements, such as small patches of bare ground, tall flower-rich vegetation, or scattered trees and scrub, are often absent from the English landscape. This has contributed to serious declines in many species, with some now close to extinction. Providing a mosaic of these elements in the landscape would go a long way towards meeting the needs of many of these species, enabling them to thrive once again.

National Planning Policy Framework (NPPF) – A document that has been prepared by the Government which has replaced all previous National Planning Policy contained within Planning Policy Statements (PPSs) and Planning Policy Guidance (PPGs).

National Planning Practice Guidance (NPPG) – Revised and continuously updated planning practice guidance produced by the government.

Nature Improvement Area - Nature Improvement Areas were introduced by the Government's Natural Environment White Paper, 2011 to 'enhance and reconnect nature on a significant scale' in England.

Objective - A statement of what is intended, specifying the desired direction of change in trends.

Previously Developed Land - See Brownfield Land.

Priority Habitats and Species - UK BAP priority species and habitats were those that were identified as being the most threatened and requiring conservation action under the UK Biodiversity Action Plan (UK BAP). The original list of UK BAP priority species was created between 1995 and 1999. In 2007, however, a revised list was produced, following a 2-year review of UK BAP processes and priorities, which included a review of the priority species and

habitats lists. As a result of new drivers and requirements, the 'UK Post-2010 Biodiversity Framework', published in July 2012, has now succeeded the UK BAP. The UK BAP lists of priority species and habitats remain, however, important and valuable reference sources. Notably, they have been used to help draw up statutory lists of priorities in England. The Natural Environment and Rural Communities Act came into force on 1st Oct 2006. Section 41 of the Act requires the Secretary of State to publish a list of habitats and species which are of principal importance for the conservation of biodiversity in England.

Registered Social Landlord (RSL) or Registered Provider (RP) - Technical names for a body registered with the Housing Corporation. Most Housing Associations are RSL/RPs. They own or manage some 1.4 million affordable homes, both social rented and intermediate.

Renewable Energy - Renewable energy is energy sourced from flows that occur naturally and repeatedly in the environment, for example from the wind, water flow, tides or the sun.

Rural Exception Site – Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. Small numbers of market houses may be allowed e.g. where essential to enable the delivery of affordable dwellings without grant funding.

Saved Local Plan Policies - Policies in Local Plans that remain in operation pending production of replacement Local Development Documents.

Self-build Housing - Housing built or commissioned by an individual, group of individuals or community, either directly on a DIY and subcontracting basis or through the involvement of self-build package companies, builders or contractors.

Setting - The landscape of the Arnside & Silverdale Area of Outstanding Natural Beauty does not exist in isolation; it is nested within a larger landscape that can be visible from within the AONB and when looking towards it. It is this surrounding landscape, which provides the 'setting' to the AONB. The landscape setting is an important aspect of the AONB as the surroundings contribute to how the AONB is experienced, understood and appreciated.

Site of Special Scientific Interest (SSSI) - A site identified under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) as an area of special interest by reason of any of its flora, fauna, geological or physiographical features (basically, plants, animals, and natural features relating to the Earth's structure).

Special Area of Conservation (SAC) - Areas designated under the European Union Habitat Directive. They provide increased protection for a variety of wild animals, plants and habitats and are a vital part of the global effort to conserve world biodiversity.

Special Protection Area (SPA) - An area containing an assemblage of breeding populations of rare birds at a level of European significance, designated under EC Directive 79/409.

Specific Consultation Bodies / Statutory Bodies - These are bodies that must be consulted on Local Plans and planning applications.

Stakeholders - Those individuals or organisations which are vital to the success or failure of an organisation or project. Primary stakeholders are those needed for permission, approval, implementation and financial support and also those who are directly affected by the activities of the organisation or project. Secondary stakeholders are those who are indirectly involved or affected.

Static Caravans – Caravan units which are sited on land either permanently or semi-permanently. Whilst such units are moveable and have fixed axles, static caravans are of

sufficient size to ensure that transportation from place to place cannot be undertaken with a private car.

Strategic Environmental Assessment (SEA) - Formal process to anticipate the likely significant environmental effects (including cumulative environmental effects) of implementing a plan and its reasonable alternatives with a view to avoiding, reducing or offsetting any negative impacts. See Sustainability Appraisal.

Strategic Flood Risk Assessment (SFRA) - The assessment of flood risk on a catchment-wide basis.

Supplementary Planning Document (SPD) - A document that may cover a range of issues, thematic or site-specific, and provide further detail about policies and proposals in a 'parent' Local Plan.

Sustainability Appraisal (SA) - Formal, systematic and comprehensive process of evaluating the environmental, social and economic impacts of a plan, policy or programme or its alternatives. The SA process incorporates the SEA process.

Sustainable Development - A widely accepted definition is: 'development which meets the needs of the present without compromising the ability of future generations to meet their own needs'.

Sustainable Drainage System (SuDS) - Current "best practice" for new development that seeks to minimise the impact on drainage systems e.g. through the use of pervious areas within a development to reduce the quantity of runoff from the site.

Touring Caravans – A touring caravan unit can be towed behind a vehicle and is capable of being unhitched prior to its use as holiday accommodation.

