

## Arnside & Silverdale Area of Outstanding Natural Beauty (AONB) Development Plan Document (DPD) - Pre-publication Consultation

South Lakeland District Council and Lancaster City Council are working together to prepare a dedicated Development Plan Document (DPD) for the whole of the Arnside and Silverdale Area of Outstanding Natural Beauty (AONB). The DPD will form part of both authorities' Local Plans. It will identify sites for new housing and employment to meet local needs and will set out planning policies to ensure that development reflects the AONB designation.

Following consultation on a draft DPD in Winter 2016/17, **we have now published for consultation maps and information on suggestions received through consultation relating to three sites**, as follows:

1. Silverdale – Proposal for part of site S50, which was previously put forward for consideration and then withdrawn, to be re-considered for residential development (see page 3 of this document for more information);
2. Storth – Proposal to extend the areas proposed for allocation on Park Road and Quarry Lane to include additional sites, including areas to be kept open (see page 4 of this document for more information);
3. Arnside – Proposal to amend the boundary of the site proposed for allocation on Hollins Lane (A8/A9) to include an alternative area for development and publicly accessible open space (see page 5 of this document for more information).

**The Councils are not proposing these changes at this stage – we are asking whether suggestions made by others should be incorporated into the Plan. Comments received during this extra consultation will assist the Councils in deciding whether or not to make these changes in the final document, which is due for Publication in Autumn 2017.**

Comments on these suggested changes only are invited **between Monday 19 June 2017 and 5pm Monday 17 July 2017**. These can be made by using the online consultation response facility <http://applications.southlakeland.gov.uk/ldfconsultation/>. Alternatively, contact SLDC's Development Plans Team to request a response form or pick one up from one of the locations listed below and return it to us by email or post.

Maps indicating the site changes and accompanying information on the suggestions can be viewed at the following locations during normal opening hours:

- Arnside & Silverdale AONB Offices, The Old Station Building Arnside, LA5 0HG
- South Lakeland House, Lowther Street, Kendal, LA9 4DL
- Customer Service Centre, Town Hall, Marine Road East, Morecambe LA4 5AF
- Libraries in Arnside, Carnforth, Kendal and Milnthorpe
- The Silverdale Hotel, Shore Road, Silverdale, LA5 0TP

The documents may also be viewed on the councils' websites and the Arnside & Silverdale AONB website:

**[www.southlakeland.gov.uk](http://www.southlakeland.gov.uk)**

**[www.lancaster.gov.uk](http://www.lancaster.gov.uk)**

**[www.arnsidesilverdaleaonb.org.uk](http://www.arnsidesilverdaleaonb.org.uk)**

For further information contact:

**South Lakeland**

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Tel: 01524 582383

Planning and Housing Policy Team, Town Hall, Marine Road East, Morecambe LA4 5AF

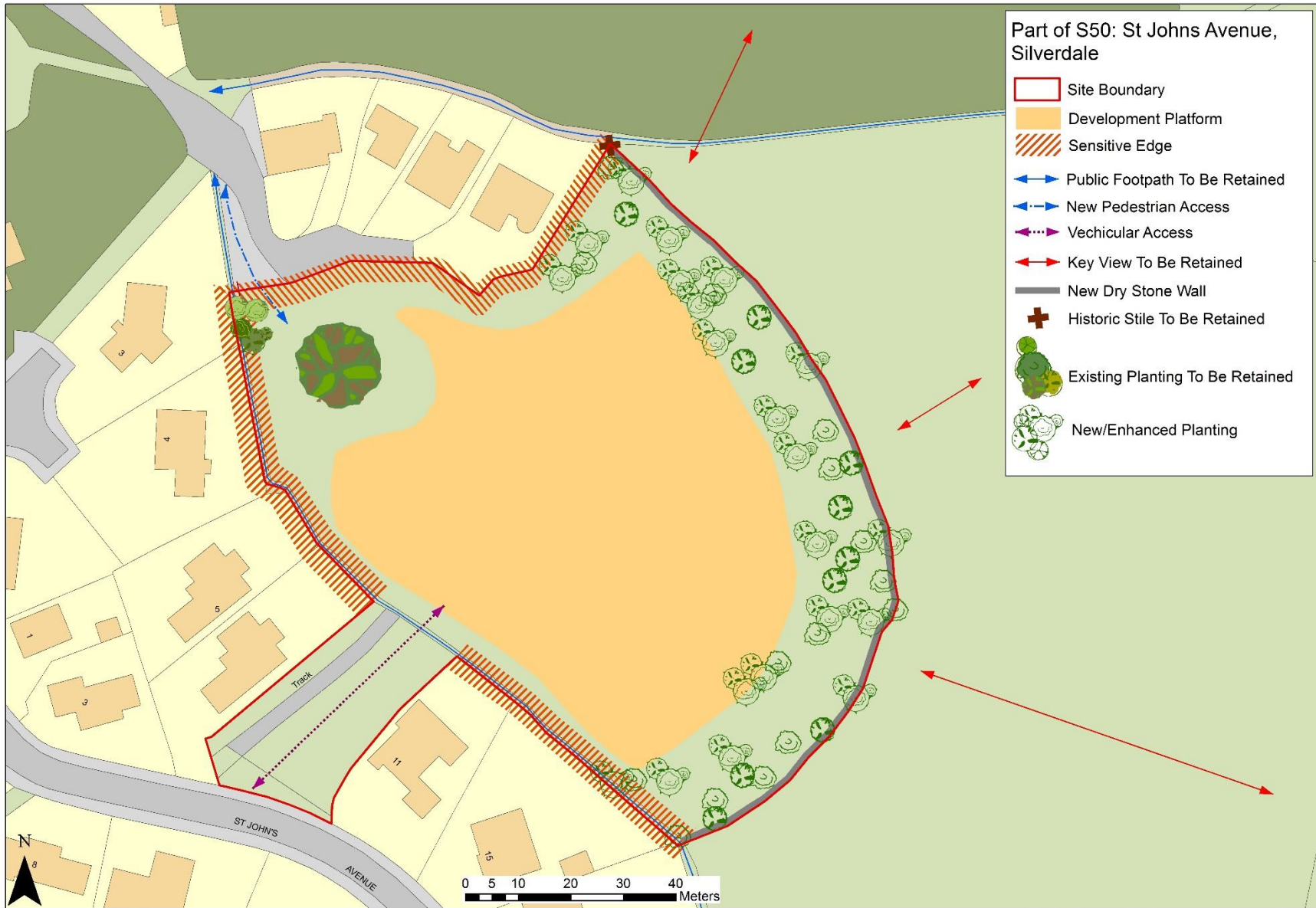
## Consultation Information

### **Suggestion 1: Silverdale – Proposal for part of site S50, which was previously put forward for consideration and then withdrawn, to be re-considered for residential development**

Site S50 was proposed through the Call for Sites exercise that was undertaken in the early stage of the preparation of the AONB DPD. It was then withdrawn by the landowners before a full assessment of the site had been undertaken by the Councils. During consultation on the Draft Plan, the landowners put forward a suggestion to re-consider a small portion of the site. The small portion of S50 proposed for re-consideration lies off St John's Avenue in Silverdale, in the northern part of the original S50 proposal.

To ensure that we consider all sites consistently, we have undertaken a site visit and completed a site assessment form for the site and have commissioned landscape and biodiversity assessments of the site. The site will also be subject to Sustainability Appraisal and Habitats Regulations Assessment.

If the site were proposed for allocation, the capacity of the site (number of dwellings) would have to be guided by factors including the landscape assessment, new planting (screening / mitigation measures) and retention of the mature tree on the site.



## **Suggestion 2: Storth – Proposal to extend the areas proposed for allocation on Park Road and Quarry Lane to include additional sites, including areas to be kept open**

The Draft Plan Consultation established that a comprehensive approach to the redevelopment of the areas proposed for allocation on Quarry Lane and Park Road is appropriate and necessary to ensure that the best outcomes can be delivered from these sites. The redevelopment of these sites is dependent on new access being created from Park Road. During consultation on the Draft Plan, concerns were expressed by the landowners that this could not be achieved without some development taking place on additional portions of land, beyond those already identified.

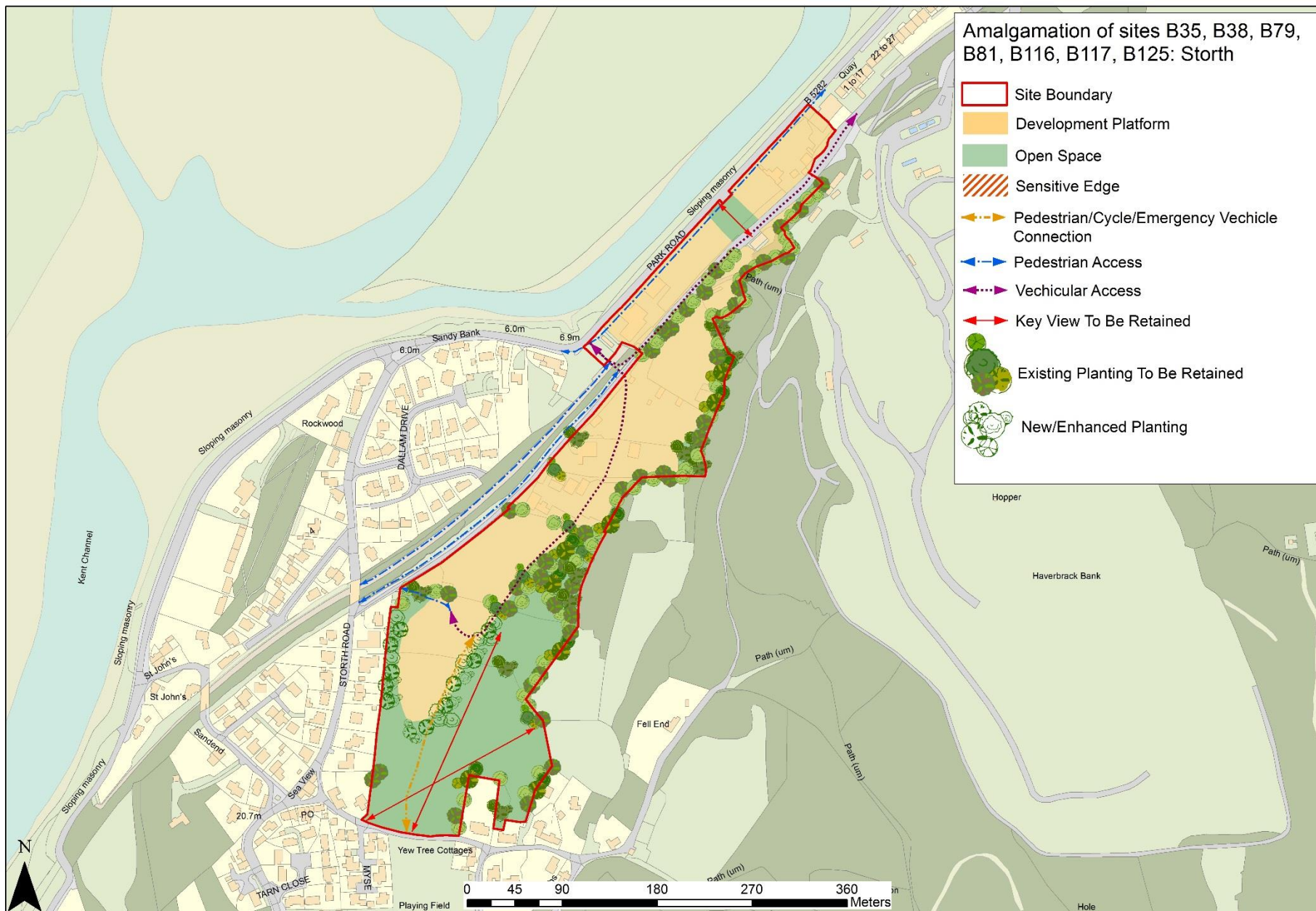
Their proposal is that B79, B116 and B117 should be re-considered as extensions to the area proposed for development at Draft Plan stage and that this would include additional development and an emergency access to the south of the site that would serve day-to-day as a pedestrian link to the village centre and would support the viability of the access from Park Road.

In the Draft Plan, B79 and B116 were identified as Key Settlement Landscapes for protection and B117, a greenfield site, was not allocated for development.

All the sites proposed for reconsideration have already been subject to a site visit and site assessment forms and landscape assessments have been completed. So that people can consider these sites with full information, biodiversity assessments of the sites have also been commissioned. The sites will also be subject to Sustainability Appraisal and Habitats Regulations Assessment.

If the additional sites were proposed for allocation, the capacity (amount of development) and layout of the overall site would have to be guided by factors including the landscape and biodiversity assessments and the need for green infrastructure and connectivity networks. Significant areas of the site would need to be retained as open space.





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### **Suggestion 3: Arnside – Proposal to amend the boundary of the site proposed for allocation on Hollins Lane (A8/A9) to include an alternative area for development and publicly accessible open space**

Site A8/A9 was proposed for open space (A8) and residential development (A9) through the Call for Sites exercise that was undertaken in the early stage of the preparation of the AONB DPD. We undertook a site visit and completed a site assessment form for the site and the site was subject to landscape and biodiversity assessments as well as Sustainability Appraisal and Habitats Regulations Assessment. Based on these assessments, we proposed a small portion of the site for allocation in the Draft Plan, facing onto Hollins Lane, with the remainder of the field behind being kept open and identified as a Key Settlement Landscape.

During consultation on the Draft Plan, the landowners and other members of the public put forward a suggestion to consider altering the boundary and arrangement of the site so that instead of facing onto Hollins Lane, the new development would sit perpendicular to Hollins Lane and the remainder of the site would be kept undeveloped to retain and enhance views and biodiversity, and be designated as Public Open Space.

If the alternative boundary and arrangement of the site were proposed for allocation, the capacity of the site (number of dwellings) would have to be guided by factors including the landscape and biodiversity assessments and retention of an appropriate area of public open space.



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