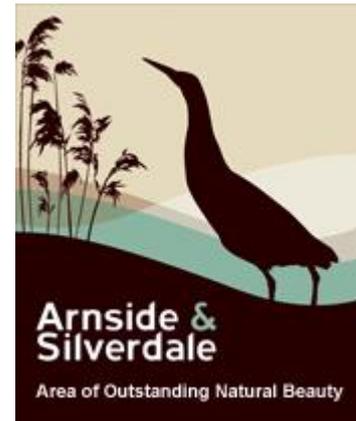


Arnside & Silverdale Area of Outstanding Natural Beauty (AONB) Partnership

Executive Committee meeting 15th March 2017

Leighton Moss education room, Silverdale at 2pm



AGENDA

1. Welcome, apologies and introductions
2. Presentation of national Landscapes for Life Award to John Wilson
3. Presentation: Jenny Wain (Morecambe Bay Partnership) – Morecambe Bay Coastal Communities Team
4. Minutes of meeting held on 19th October 2016
5. Matters arising
6. AONB Team Business Plan 2015 – 2018 (report circulated) **Decision required**
7. AONB Core Budget 2016/2017 and 2017/18 (report circulated) **Decision required**
8. AONB Development Plan Document progress update (report circulated)
9. Planning work programme update (report circulated)
10. Volunteer work programme update (report circulated)
11. AONB Delivery Plan update by AONB Team and partners
12. Update on the work of the National Association for AONBs
13. Any Other Business
14. Dates for your diary and dates of future meetings

Tea and coffee will be served
4.30pm finish

Arnside & Silverdale

Area of Outstanding Natural Beauty

Executive Committee Meeting

Wednesday 19th October at 2.00pm
RSPB Leighton Moss

MINUTES

Attending

Members of the Executive Committee:

Fiona Allan	Arnside/Silverdale AONB Landscape Trust
Andrew Frankish	Environment Agency
Brian Jones	Local User Group (Ramblers)
Ann Kitchen	Local Business (Bittern Countryside CIC)
Alison Lax	CPRE/Friends of the Lake District
Cllr Pete McSweeney	SLDC
Cllr Brian Meakin	Beetham Parish Council (Chair)
Cllr Keith Palmer	Silverdale Parish Council
Craig Russell	Local Business (Beetham Holiday Homes)
Jarrold Sneyd	RSPB

In attendance:

Lucy Barron	AONB Manager
Barbara Henneberry	AONB Communications & Funding Officer
Sue Hunter	AONB Officer
Elliott Lorimer	Lancashire County Council
David Porter	Lancaster City Council
Tony Riden	AONB Countryside Officer
Lorayne Woodend	South Lakeland District Council

Apologies:

Ruth Ainsworth	AONB Funding & Communications Officer
Cllr Kevin Briggs	Warton Parish Council
Cllr Susie Charles	Lancashire County Council
Eve Hall	Local User Group (N Lancs Bridleways Association)
Sue Harrison	CLA
Georgina Lofthouse	National Trust
Maggie Robinson	Natural England

1 Welcome and Apologies

1.1 Apologies are listed above.

2 Introductions

2.1 Each person present introduced themselves.

3 Presentation

3.1 The formal business was preceded by a presentation by Kerry Rennie and Sarah Wiseman of the North West Coastal Access Delivery Team on the work they are doing to establish the Cumbria and Lancashire sections of a long-distance walking route around the English Coast. It is hoped that the section passing through the AONB will be open by 2018/19.

4 Changes to Executive Committee membership

4.1 Members were advised that there had been several recent changes. The following new members were welcomed

Fiona Allan	AONB Landscape Trust
Cllr Susie Charles	Lancashire County Council
Cllr Pete McSweeney	South Lakeland District Council
Cllr Nigel Goodrich	Lancaster City Council
Jarrod Sneyd	RSPB
Cllr Magnus George	Yealand Redmayne Parish Council

5 Annual re-endorsement of User Groups, Business and Farming representatives

5.1 Under the terms of the Constitution, representatives of the local interests are subject to annual re-endorsement by the other members. The current members – Eve Hall (User Group NLBA); Brian Jones (User Group Ramblers); Ann Kitchen (Business BCCIC) and Craig Russell (Business Beetham Holiday Homes) - were re-endorsed en bloc.

5.2 The AONB Manager advised members that we still do not have a Farming/landowner representative and requested help in filling the vacancy.

6 Election of Chair and Vice Chairs

6.1 Under the terms of the Constitution, the Chairman is to be elected from among the voting members of the Executive Committee. Nominations for the position were requested. Cllr Brian Meakin (Beetham Parish Council) was proposed by Craig Russell (Tourism/Business) and seconded by Cllr Pete McSweeney (SLDC). This was the only nomination. Cllr Brian Meakin was elected unanimously as Chairman. The appointment is for one year.

6.2 Nominations for the positions (2) of vice-chair were requested. Ann Kitchen (Bittern Countryside CIC) and Cllr Kevin Briggs (Warton Parish Council) indicated they were willing to stand for a further year. Proposed by Craig Russell (Tourism/Business) and seconded by Cllr Pete McSweeney (SLDC). These were the only nominations and Ann Kitchen and Cllr Kevin Briggs were elected unanimously as Vice Chairs. The appointments are for

one year.

7 Minutes of the meeting held on 30th March 2016

- 7.1** The minutes were approved by the Committee and signed by the Chairman as a true record of the meeting held on 30th March 2016

8 Matters arising from the minutes

- 8.1** All matters arising are covered elsewhere on the Agenda

9 AONB Team Business Plan (report circulated)

- 9.1** The Team Business Plan 2015-18 has been reviewed and updated. It details how the AONB Team will act to contribute to the implementation of the statutory AONB Management Plan and associated Delivery Plan. It sets out the operating context of the AONB Team, and details a work programme for 2015-18, including proposed actions that require further resources to be delivered, targets for delivery in 2016/17, the 2016/17 budget and risk analysis.

Due to illness the AONB Manager was not able to present this version to the last Executive Committee meeting. However, it has since been approved by the AONB Partnership Chair.

AGREED: to approve the updated Business Plan 2015-2018 (Proposed Ann Kitchen (Tourism/Business), Seconded Andrew Frankish (Environment Agency))

10 AONB Budget 2015/16 outturn and revised 2016/17 (report circulated)

- 10.1** The 2016/17 budget has been revised to take into account a number of changes.

- Lower travel costs following decision by Lancaster City Council to replace car allowances for essential users with pool cars and rental options.
- Lower electricity charges following installation of solar panels.
- Employee related insurance – advised by Lancaster City Council that increase in premiums is industry wide.
- Fuel costs down – new Land Rover more efficient and contributions from Silverdale & District Wood Bank who borrow the vehicle from time to time.
- Consultants – includes £4k covered by Natural England contribution to carry out priority habitat survey.
- Management Plan Implementation projects – adjusted to include income received in 2015/16 and brought forward to 2016/17, additional income generated through Solar panels FIT scheme and reduction to accommodate necessary increases elsewhere in the budget.
- LNR grants income – new Stewardship Agreement including additional educational visits @£290 per visit.
- First payment received from Solar Panels Feed-in tariff scheme.

AGREED: to note the report and approve the revised 2016/17 budget
(Proposed Cllr Pete McSweeney (SLDC), Seconded Alison Lax (CPRE))

11 Draft AONB Development Plan Document (report circulated)

11.1 David Porter of Lancaster City Council updated members on progress made with the AONB DPD to date and the forthcoming consultation. Key points included:

- A recap on matters arising from the Issues & Options Consultation.
- Confirmation of a landscape-capacity approach to development.
- The decision not to calculate an Objectively Assessed Need (OAN) for housing within the AONB.
- Out of the 130 sites put forward, 11 have been identified as suitable for development, 4 of which are brown field sites. Additional expert advice on landscape, biodiversity and viability has been received and taken into account in reaching the decision on which sites to take forward.
- The Draft Plan includes a 50% affordable housing requirement.
- Important Open Spaces – key settlement landscapes – have also been identified.
- District-wide policies will cover many areas, but specific advice in certain areas will be provided for the AONB Plan.
- Mini-briefs have been prepared for preferred sites to be allocated, listing key constraints and opportunities.

11.2 The Draft Plan will be considered by SLDC Cabinet on 26th October 2016 and by Lancaster City Full Council on 9th November 2016. With Members' approval, the Plan will then go out to public consultation. A briefing for key stakeholders is to be held on 14th November, to be followed by public consultation drop-in events in each of the 6 parishes.

Wednesday 23 November: Heron Hall, Storth

Thursday 24 November: Gaskell Memorial Hall, Silverdale

Monday 28 November: Heron Theatre, Beetham

Wednesday 30 November: Yealand Village Hall

Monday 5 December: Arnside Educational Institute

Wednesday 7 December: Warton Village Hall

2pm - 7pm.

11.3 Members of the Executive Committee were urged to participate in the consultation which will run from 10th November 2016 until 3rd January 2017

11.4 Q&A

- Q: Has a design guide been drawn up?
- A: There will be a Design policy and an Historic Environment policy in the Plan, but no design guide. However, the AONB Manager stated that a design guide was still an aspiration for the future.

AGREED: to note the report on progress of the Arnside & Silverdale AONB Development Plan Document. Members also wished to record their thanks to Lancaster City Council, South Lakeland District Council and the AONB Team for working together so effectively on the DPD.

12 AONB Delivery Plan update from the AONB Team and partners – verbal updates

12.1 Local Business - The Bittern Countryside Community Interest Company

reported that Leeds Children's Holiday Camp at Silverdale has been sold and that the new owners do not wish to keep the solar panels which were installed as part of the CIC's Renewables Project. It has been agreed to move them to Wildlife Oasis and a grant has been awarded to help with installation costs.

12.2 Local Business – Beetham Holiday Homes

reported that they are now enjoying hyperfast broadband which has been achieved through the B4YS project.

12.3 RSPB

reported that they are hoping to create a new wetland grassland area on land next to Warton village. A meeting has been held with local residents and members of the Parish Council as they try to strike the right balance between what is good for residents and what is good for wildlife. Flood risk management would be a key part of the proposal. The next step is to complete a hydrological study.

It was also reported that visitor numbers to the reserve have dropped significantly and members were asked to help promote Leighton Moss wherever possible through their own social media channels.

12.4 The Environment Agency

reported that a fish survey had been carried out on Leighton Beck in July at two sites – Dollywood Lane and Creep-i'-th'-call bridge. Whilst tests indicate a healthy water course, fish numbers were disappointing. Surveys are usually repeated every 6 years, but in view of the results, a request has been made to carry out another survey in 2017.

It was also reported that under the Urban Waste Water Treatment directive, the statutory undertaker (in this case United Utilities) *shall ensure all agglomerations with a population equivalent (p.e) of at least 2000, are provided with collecting systems for urban waste water.* The Environment Agency has been looking at Silverdale and has asked United Utilities to calculate the "agglomeration" for the village to see if it meets the 2000 p.e. criteria.

12.5 The AONB Team

reported on the continued success of the volunteer programme, with 28 Tuesday tasks - equivalent to 320 person days – on 30 different sites throughout the AONB. A new Countryside Stewardship Agreement has been secured for Warton Crag LNR and work continues in Trowbarrow LNR to comply with the Woodland Improvement Grant which is now in its fifth and final year. Volunteer tasks have included erecting new fingerposts; wall

repairs; pond creation; permissive path vegetation cutting and working with the Silverdale & District Woodbank. Training courses for the volunteers in drystone walling and Emergency First Aid are to be arranged for later in the year. Other volunteering opportunities arise through butterfly transect recording and helping at events such as the Annual Hedgelaying Competition which has been arranged for Saturday 5th November.

The Taste of the Landscape Festival ran in May/June, with many new events including Arnside Tower Farm Open Day which over 60 people attended. Ruth Ainsworth was thanked for her hard work in organising it. Ruth is now working on 2017 events, including Forest Schools activities and events for young families which will have a "Wild" theme, encouraging families and children to spend more time outdoors.

Work continues on the Priority Habitat Survey, a joint project with Natural England. The survey will determine the extent and type of priority habitat in the area and help identify opportunities for connecting, improving the condition of, and creating new, priority habitat.

The AONB Team is also working with Natural England on a national research project "Mapping Special Places" which is being piloted in the AONB. The information collected by Natural England will help develop a better understanding of what people value about the area so that it can be considered when making decisions about landscape and nature conservation or other types of landscape change. Members were encouraged to participate <http://web1.adas.co.uk/pgisv2/>

A joint project has been undertaken with Arnside Parish Council to produce an interpretation/information panel for the benefit of visitors to the village. There is currently no information at all when visitors arrive by train and so this aims to improve the visitor experience, promote the village and encourage visitors to support local businesses and explore the area. The Panels are being funded by the AONB, Arnside Parish Council, Bittern Countryside CIC and contributions from Cllr Ian Stewart and Cllr Pete McSweeney. Cllr Ian Stewart, Cllr Pete McSweeney and the Bittern Countryside CIC have also agreed to contribute towards a panel in Beetham, if the Parish Council would like to undertake a similar project.

12.6 National Trust

No representative for the National Trust was in attendance but an update had been provided to the AONB Manager. She reported that the National Trust has been undertaking a consultation to find out what makes Arnside Knott so special to both residents and visitors. Information gathered will be used to improve signage and access.

Butterfly transect surveys have been carried out over the summer, revealing an increase in numbers of Scotch Argus but a poor year for the High Brown Fritillary.

Volunteers, through practical management tasks, butterfly transect surveys and helping at events, have contributed 4200 hours of their time.

13 AONB Planning work update (report circulated)

13.1 The AONB Officer provided the Committee with an update on planning and development management work carried out by the AONB Team on behalf of the AONB Partnership over the last 6 months. She also highlighted some important consultations which are about to take place – the Arnside & Silverdale AONB DPD, SLDC's Development Management DPD and the National Grid North West Coast Connections Project.

AGREED: to note the report on planning work

14 AONB Grants Fund update (report circulated)

14.1 The AONB Funding & Communications Officer was not present but had provided a report on the new Arnside & Silverdale AONB Grants Fund, which is being run jointly with the Landscape Trust following the closure of the Sustainable Development Fund. So far, four applications have been received of which one was withdrawn by the applicant, one was rejected by the Panel, one has been successfully completed and one has just been agreed. Press releases are to be sent out to publicise the success of the completed project and to promote greater awareness of the fund.

AGREED: to note the report on the Grants Fund

Brian Jones (Ramblers) suggested that an analysis of the Sustainable Development Fund, looking at the sustainability of projects supported, would make a good student project.

15 AONB Tramper update (report circulated)

15.1 Following the consideration of a number of options, RSPB has agreed to accept ownership and to operate the AONB Tramper at Leighton Moss. Systems have been drawn up and put in place and it has been available for public use on the reserve since March. It is also available for partner organisations to use by agreement. So far, the Tramper has been used on 25 occasions, enabling people who have difficulty walking to experience the reserve too. Future plans include looking at a wider roll out including improved routes on site to the Causeway hide and potentially into Trowbarrow LNR.

AGREED: to note the report on the AONB Tramper

16 Bittern Award 2016 – request for nominations (report circulated)

16.1 Each year the Bittern Award is presented to a group or individual who has made an outstanding contribution to the AONB. The AONB Manager asked for nominations for the 2016 award to be submitted by 1st December. The final decision will be made by the AONB Team and Chairman, with the award to be presented at the AONB Annual Conference in January.

ACTION: to submit nominations for the Bittern Award by 1st December All members

17 Update on the work of the National Association for AONBs

17.1 The AONB Manager advised members that the NAAONB has become a charity, which brings a range of benefits including the ability to apply for additional funding streams.

Two members of staff and two Executive Committee members attended the NAAONB Conference in Shropshire in July looking at Health & Wellbeing in relation to the high quality environment of AONBs.

For the second year running, AONBs across the country have worked together to put on a series of events in September under the banner of “Outstanding Week”. This resulted in considerable national press coverage.

The NAAONBs is taking a lead role on Brexit on behalf of the AONB family, helping to identify the challenges and opportunities for AONBs that will arise following withdrawal from the European Union.

The AONB Manager advised members that she has been invited to stand as a Trustee for the Association. Voting will take place at the AGM in November.

18 Any other business

18.1 The AONB Manager was delighted to be able to announce that Joan Jackson (NFU) and John Wilson (President of the Landscape Trust and previously Head Warden at Leighton Moss) both received national recognition for their contribution to AONBs when they were awarded the 2016 Landscapes for Life award at the NAAONB Annual Conference in July.

19 Dates for your diary

Saturday 5th November 2016 10am	AONB Hedgelaying Competition Next to the A6 between Hale and Beetham Hall
Monday 14th November 2016 6.30pm	Arnside & Silverdale AONB Planning Update Meeting Arnside Educational Institute
Wednesday 23rd November	DPD public drop-in consultation events 2pm – 7pm
Thursday 24th November	Heron Hall, Storth
Monday 28th November	Gaskell Hall, Silverdale
Wednesday 30th November	Heron Theatre, Beetham
Monday 5th December	Yealand Village Hall, Yealand
Wednesday 7th December	Educational Institute, Arnside
Wednesday 25th January 2017 10am	Arnside & Silverdale AONB Annual Conference Venue tbc
Wednesday 15th March 2017 2pm	AONB Executive Committee meeting Education Room at RSPB Leighton Moss
Saturday 30th September 2017 11am – 3pm	AONB Apple Day Orchard Barn, Briery Bank, Arnside
Wednesday 18th October 2017 2pm	AONB Executive Committee meeting Education Room at RSPB Leighton Moss, Silverdale

**Arnside & Silverdale Area of Outstanding Natural Beauty
Executive Committee 15.03.17**

AGENDA ITEM 6

AONB Business Plan 2015-18

Report prepared by: Lucy Barron, AONB Manager

Decision required

PURPOSE OF THE REPORT:

To provide the Committee with the opportunity to consider the reviewed and updated AONB Team Business Plan 2015-18

RECOMMENDATIONS:

(1) that the Committee approves the AONB Business Plan 2015-18 (2017/18 version)

Introduction

The AONB Team Business Plan details how the AONB Team will act to contribute to the implementation of the statutory AONB Management Plan and its associated Delivery Plan.

The Business Plan 2015-18 was approved by the Executive Committee in March 2015 and a reviewed version in October 2016. It has now been reviewed and updated to produce a 2017-18 version.

Background

The Business Plan sets out how the AONB Team will contribute to achieving a long-term Vision for the AONB as set out in the AONB Management Plan:

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.

In order to do this the AONB Partnership is aiming for 4 key outcomes:

- An outstanding landscape rich in wildlife and cultural heritage
- A thriving sustainable economy and vibrant communities
- A strong connection between people and the landscape
- A dynamic and successful AONB Partnership

The Business Plan sets out the operating context of the AONB Team, and details a work programme for 2015-18, including proposed actions that require further resources to be delivered, targets for delivery in 2017/18, a 3-year budget summary, the 2017/18 budget and risk analysis.

**Arnside & Silverdale Area of Outstanding Natural Beauty
Executive Committee 15.03.17**

AGENDA ITEM 7

AONB Budget 2016/17 and 2017/18

**Report prepared by: Barbara Henneberry, AONB Communications and
Funding Officer, and Lucy Barron, AONB Manager**

Decision required

PURPOSE OF THE REPORT:

**To provide the Committee with details of the revised 2016/17 AONB budget
and proposed budget for financial year 2017/18**

RECOMMENDATION:

(1) that the Committee notes the report and approves the budget for 2017/18

Background

The 2016/17 budget has been revised to take into account of a number of changes and to enable effective delivery of the AONB Business Plan. The proposed 2017/18 budget is required by Defra

Arnside & Silverdale AONB Budget 2016/17 and 2017/18

	2016/17 agreed Oct 2016	2016/17 budget revised Jan 17	2017/18 proposed Mar 2017
EXPENDITURE			£
Staff Costs			
Salaries, NI, Pensions	136100	136500	138900
Travel and subsistence	2600	2600	2600
Training	1500	1500	1500
Sub-total	140200	140600	143000
Accommodation / office equipment			
Repair and maintenance	1000	800	1200
Host authority central property charges	200	400	
Cleaning	1000	1000	1000
Electricity	500	500	500
Other energy charges	600	600	600
Rent	3100	3100	3100
Rates	1900	1900	1900
Water services	100	100	100
Premises insurance	400	400	400
Telephones	2100	1900	1900
Office equipment	1000	1000	1000
Sub-total	11900	11700	11700
Communications and events			
Printing and stationery	600	600	600
Exhibitions and events	1600	1600	1600
Communications and publicity	3100	3100	3100
Sub-total	5300	5300	5300
Partnership running costs			
Executive Committee support inc Annual Conference	1400	1400	1400
NAAONB Membership	2500	2500	2500
Host authority recharges – Accountancy, internal audit & ICT	7300	8500	7300
Host authority recharges – other (provided in kind)	6500	5300	6100
Employee related insurance	1700	1700	1700
Repair and maintenance (vehicles)	600	500	700
Petrol and derv	500	400	400
Vehicle licence	500	500	500
Transport related insurance	900	700	700
Equipment and tools	1000	1000	1000
PPE (clothing and uniform)	300	300	300
Consultants	8700	8700	4600
Sub-total	31900	31500	27200

Other Management Plan Implementation			
AONB projects and community engagement programme	7668	6778	5680
Local Nature Reserves management programme	17000	17000	12200
Sub-total	24668	23778	17880
Reserve			
Contribution to reserve	2500	2500	2000
Sub-total	2500	2500	2000
TOTAL EXPENDITURE	216468	215378	207080

INCOME	2016/17 agreed October 2016	2016/17 budget revised	2017/18 proposed March 2017
Local authority financial contributions			
Cumbria County Council	8805	8805	8805
Lancashire County Council	8275	8275	8275
Lancaster City Council	15300	15400	15600
South Lakeland District Council	11500	11500	11500
Income in advance b/f from previous year			
Less Income in advance c/f to following year			
Sub-total	43880	43980	44180
Other income			
Defra grant	135490	135490	137800
Parish Council contributions and contracting income	6500	6500	6500
LNR grants income	17000	17000	12200
Natural England	4000	4000	-
FIT payments	300	300	300
Income in advance b/f from previous year	2798	2798	
Less Income in advance c/f to following year			
Sub-total	166088	166098	156800
Reserve			
Transfer out of reserve	0	0	0
Sub-total	0	0	0
Host authority in kind			
Lancaster City Council in kind support	6500	5300	6100
Sub-total	6500	5300	6100
TOTAL INCOME	216468	215378	207080

Vehicle, plant & machinery reserve	16/17
Balance as at 31/03/16	15257
Annual budgeted contribution into reserve	2500
Projected balance in reserve at 31/03/17	17757

NOTES

2016/17

Small in-year adjustments required to cover higher pension costs/recharges as advised by Lancaster City Council

2017/18

Most of the capital works under the Countryside Stewardship on Warton Crag have been completed, so income will now be made up of Annual payments and Educational visits. The 5 year Woodland Improvement Grant Scheme for Trowbarrow is now finished and as yet no income has been secured for 2017/18. We plan to apply for a Countryside Stewardship grant for the site in 2017.

Future income generation

As part of the four-year funding settlement agreed with Defra in 2016, Defra requested that all AONB Partnerships work to increase income generated from non-exchequer sources, for example, through grants, sponsorship, charging for services, new models of funding etc. It is already a core function of the AONB Team and a priority in the AONB Team Business Plan to attract resources to enable the delivery of the Management Plan. However, we recognise that further work is needed to diversify and increase income streams in order to ensure a sustainable and resilient long-term future, particularly in light of the current political climate including uncertainties around public sector finances and leaving the European Union.

The AONB Team will work in close cooperation with host authority, Lancaster City Council, and partner organisations, over the coming months to review current policies and practices and consider new ways of securing income. We recognise that this needs to be considered very carefully and will report any findings and recommendations to the next Executive Committee meeting.

**Arnside & Silverdale Area of Outstanding Natural Beauty
Executive Committee 15 March 2017**

AGENDA ITEM 8

Title of report: Report on the Arnside & Silverdale AONB Development Plan Document Consultation.

Report prepared by: Lorayne Woodend (South Lakeland District Council) and David Porter (Lancaster City Council)

PURPOSE OF THE REPORT:

To brief Executive Committee on the Draft Plan consultation for the Development Plan Document for the Arnside & Silverdale AONB, undertaken between 10 November 2016 and 5 January 2017.

RECOMMENDATION:

That Executive Committee notes the key matters arising from the Draft Plan consultation for the Development Plan Document for the Arnside & Silverdale AONB.

1.0 Introduction

- 1.1 Lancaster City Council and South Lakeland District Council are preparing a joint Development Plan Document (DPD) for the Arnside & Silverdale Area of Outstanding Natural Beauty (AONB) – the AONB DPD. When adopted, the AONB DPD will establish allocations of land for development, as well as consistent designations and policies to guide new development in a way that supports the conservation and enhancement of the AONB for the next 15 years. It will also be a key element in the delivery of the AONB Management Plan, which was adopted in April 2014.
- 1.2 The Management Plan sets the overall vision for the AONB, whilst the main purpose of the DPD is to manage development. The DPD will undergo an independent examination by a government appointed planning inspector, and when adopted the Plan will form part of the statutory development plans for both Lancaster and South Lakeland Districts. It will have great weight in making planning decisions.
- 1.3 Previous reports presented to the AONB Executive in October 2015 and March 2016 explained the planning process relating to the preparation of the Arnside & Silverdale AONB Development Plan.
- 1.4 This report summarises the results of the consultation undertaken by the two Councils on the Draft Plan stage of the AONB DPD preparation.

2.0 Consultation

2.1 The two Councils undertook consultation on a draft of the AONB DPD between 10 November 2016 and 5 January 2017. This was the main formal consultation stage for the Plan following an Issues and Options Consultation a year before. The draft Plan consultation set out and invited comments on draft policies, designations and allocations including:

- A Vision and Objectives for the AONB DPD;
- Policies
 - AS01 Development Strategy
 - AS02 – Landscape
 - AS03 – General requirements
 - AS04 – Housing Provision
 - AS05 – Natural Environment
 - AS06 – Public Open Space and Recreation
 - AS07 – Key Settlement Landscapes
 - AS08 – Historic Environment
 - AS09 – Design
 - AS10 - Economic Development and Community Facilities
 - AS11 – Infrastructure for New Development
 - AS12 – Camping, Caravan and Visitor Accommodation
 - AS13 – Water quality, sewerage and sustainable drainage
 - AS14 – Energy and Communications
 - AS15 – Advertising and Signage
 - AS16 – Proposed Housing Allocations
 - AS17 – Proposed Mixed-Use Allocations
- Allocations, each set out in a mini-brief identifying key aspects to be addressed
 - AS18 – A6 Land off Queen’s Drive, Arnside
 - AS19 – A8/A9 Land on Hollins Lane, Arnside
 - AS20 – A11 Land at Briery Bank, Arnside
 - AS21 – B108 Land at Church Street, Beetham
 - AS22 – B112 Land at Stanley Street, Beetham
 - AS23 – S56 Land at Whinney Fold, Silverdale
 - AS24 – W88 Land North West of Sand Lane, Warton
 - AS25 – W130 Land North of 17 Main Street, Warton
 - AS26 – A25/A26/A27 Station House and Yard, Arnside
 - AS27 – B35/B38/B81/B125 Land at Sandside Road and Quarry Lane, Sandside
 - AS28 – S70 Land at the Railway Goods Yard, Silverdale

2.2 The Draft Plan stage consultation set out to involve as many local people as possible. In addition to press coverage and website information, everyone who responded to the previous consultation was directly invited to respond and attend the drop-in events (note that every household in the AONB received a postcard notifying them of the process at the earlier stage). Drop-in events were held between 2pm and 7pm at the following locations:

- Wednesday 23 November: Heron Hall, Storth
- Thursday 24 November, Gaskell Memorial Hall, Silverdale
- Monday 28 November, Heron Theatre, Beetham
- Wednesday 30 November, Yealand Village Hall

- Monday 5 December, Arnside Educational Institute
- Wednesday 7 December, Warton Village Hall

3.0 Summary of the Consultation Responses

- 3.1 Officers from the two Councils, assisted by colleagues from the Arnside & Silverdale AONB Unit, spoke to around 250 people at the six drop-in consultation events. 114 responses were received by the end of the consultation. The majority of responses received were made by members of the community, organisations, interest groups, representatives of the development industry and parish councils.
- 3.2 It is worth noting that several respondents, including parish councils, explicitly praised for the joint working approach, the overall process, the basic principles on which the DPD is based and the document itself, including the landscape capacity-led approach.
- 3.3 Many people made suggestions for wording changes to the policies, most of which were intended to improve clarity or strengthen requirements rather than to fundamentally change the thrust of the policies.
- 3.4 The crucial issues raised that the Councils will need to consider are (and the first three have been made primarily by representatives of the housebuilding industry):

- **Viability and Deliverability Concerns:** Concerns have been raised that even with the existing policies (of 35% affordable in South Lakeland and 30-40% depending on the site in Lancaster), most or all of the proposed sites are unviable and will not be delivered. There are also specific concerns about the general deliverability of the brownfield sites.

Proposed Response: The proposed development sites and the cumulative impact of all policies have been subject to an initial viability assessment. Although this does show that based on a standard viability model, most sites would not be viable, having had meetings with the majority of the landowners, most are keen to develop their sites and believe them to be deliverable (see site specific points). Further viability assessment will be undertaken before finalising the DPD and will be used to inform the final policies and site selection. It is not expected that the additional policy requirements of the DPD will undermine delivery of affordable housing. Viability concerns must be weighed against the need for housing delivered in the AONB to meet identified local needs on suitable sites as opposed to developing land in a protected landscape for housing that does not meet local need, meaning that the need will remain despite the suitable sites having been developed, and pressure will be put on more sensitive sites to be developed to meet the need.

- **Challenges to the 50% affordable housing requirement:** Concerns have been expressed that a requirement for 50% of new dwellings to be affordable is too high and will render all the proposed sites undeliverable.

Proposed Response: See Proposed Response relating to Viability concerns (above). Developers' concerns must be weighed against the need for housing delivered in the AONB to meet identified local needs on suitable sites as opposed to developing land in a protected landscape for housing that does not meet local need, meaning that the need will remain despite the suitable sites having been developed, and pressure will be put on more sensitive sites to be developed to meet the need. There is significant support for the 50% affordable policy from a wide range of other parties, including the general public, various organisations and the AONB Partnership.

- **No OAN calculated / concern that local needs will not be met:** Concerns have been raised that no objectively assessed needs (OAN) has been calculated for the AONB and thus there is no housing target. Following on from this, because sites have been proposed for allocation using a landscape capacity-led approach rather than in quantities to deliver a set figure of dwellings, developers are concerned that local needs will not be met.
- **Proposed Response:** A calculation of objectively assessed needs (OAN) has been done at a District level for both South Lakeland District and Lancaster City Council authorities. There is no formula for calculating OANs for such a small area and Planning Advisory Service (PAS) advice was that it should not be attempted. The housing needs survey for the AONB showed that the primary need is for affordable housing and smaller properties. The DPD clearly sets out that if local needs cannot be met on sites within the AONB (i.e. if sites assessed as being suitable for development in the AONB context will not deliver enough housing to meet identified local needs) then some local needs will be delivered outside of the AONB. There is significant support for the landscape capacity-led approach from a wide range of other parties, including the general public, various organisations and the AONB Management.
- **Specific Site concerns:** Some specific concerns about sites were raised, in particular S56 in Silverdale and sites in Warton. Other specific concerns about sites that did not pass the tests from those who wanted them to be included in the plan, mainly from the landowners, agents or developers with an interest in them, although not exclusively. For example, there is some desire for Station Road site in Arnside to be included for some residential development and car parking. There is also a proposal to reconsider part of S50 in Silverdale.

A6 Land off Queen's Drive, Arnside

Owner is South Lakes Housing. Keen to develop. CCC have some access concerns. Some respondents have concerns about the site being adjacent to a cliff face and the need to replace the garages, but these issues have been managed in respect of SLH's existing neighbouring houses and other schemes.

A8/A9 Land on Hollins Lane, Arnside

Owner keen to develop small development (although discussions suggest an alternative layout would be more viable) with remainder of the site to be retained as public open space and considers site to be deliverable. Some objection from a small number of immediate neighbours of the site mainly regarding access/traffic and potential overlooking.

A11 Land at Briery Bank, Arnside

Site is owned by a developer and is close to existing affordable housing. Some objection from a small number of immediate neighbours of the site regarding parking, access, impact on wildlife that uses the site and drainage.

B108 Land at Church Street, Beetham

There have been no objections to this site. Land is owned by Dallam Estates who see the site being suitable for a small number of new dwellings. Dallam has concerns that there are no objections because no-one knew about the consultation and are seeking further consultation on the site as a condition for its continued inclusion in the plan.

B112 Land at Stanley Street, Beetham

There have been no objections to this site. Land is owned by Dallam Estates, which put the site forward for residential development. However, as part of this consultation

Dallam has **withdrawn** the site citing concerns of overlooking the school and its perception of a lack of consultation awareness.

S56 Land at Whinney Fold, Silverdale

Strong objection from the local community, the AONB Partnership and others based on landscape, habitat/wildlife impacts, access, concerns that the site would set a precedent for further development of the field and the fact that Silverdale has no mains drainage/sewerage. Developer recently submitted a planning application for a larger area of land here but this was withdrawn.

W88 Land North West of Sand Lane, Warton

Several objections including on grounds of access/traffic, views of Warton Crag, landscape, surface water run-off. Specific concerns that Warton already has its fair share of new development proposed through existing planning permissions.

W130 Land North of 17 Main Street, Warton

Several objections including on grounds of access/traffic, demolition of historic building, visual impact/landscape, surface water run-off. Specific concerns that Warton already has its fair share of new development proposed through existing planning permissions.

A25/A26/A27 Station House and Yard, Arnside

As part of this consultation, **part of the site has been withdrawn** by the new owners who were not made aware by the previous owner that the land had been put forward. Significant support for the remainder of the site to be redeveloped to support car parking, employment and tourism offer in Arnside but also some concerns around viability and deliverability.

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

Positive meetings with the various land owners who are willing to work together to deliver the site comprehensively. However, an owner on behalf of several others expressed concern that development may not be able to happen without at least some development taking place further down Quarry Lane (further details can be provided if required but essentially, landowner of the site further down Quarry Lane will only be willing to play a role in supporting initial works such as the delivery of the required access etc if he can see some value in the development for him, even if it occurred beyond the plan period) and this will require further consideration. Owners of land fronting onto Morecambe Bay have a preference for including at least some housing development which will need to be considered against flood risk.

S70 Land at the Railway Goods Yard, Silverdale

Some suggestion that the site would be more suitable (and more deliverable) for housing, including from the landowner. Otherwise general support for its re-development.

- **Policy specific concerns:** Notwithstanding the policy issues dealt with above (50% affordable, landscape capacity-led approach etc), on the whole the policies are supported. Several organisations have suggested slight re-wording of various policies. Specific concerns include a challenge to AS12 – the restrictive approach to new static caravan development and similar. There is a suggestion that some new static caravan development should be allowed within existing sites where there is no harm to landscape.

Proposed Response: Proposals for policy wording changes will be given due consideration. Policy challenges will require further discussion to agree a way forward.

- 3.5 The two Councils are working on the analysis of the responses and will agree how to respond to the points raised. Further consultation will be required to enable people to comment on the proposed revised area of S50 and any other significant changes to allocations or policies proposed following the consultation. Similarly, further site assessment work and evidence base work, including further viability evidence, will be required to support any changes or to form part of rebuttals to challenges.

5.0 Planning Implications and Next Steps

- 5.1 The next step for the two Councils is to complete the assessment of the consultation response and agree how to respond to them. They will then begin re-drafting to document alongside undertaking any further consultation, site assessment and evidence work required.

- 5.2 The timetable for the remainder of the plan preparation is likely to be as follows:

- Spring/Summer 2017: Re-drafting the Plan and undertaking further consultation site assessment and evidence work
- Autumn 2017: Publication and Submission of the Plan
- Winter 2017: Public Examination of the Plan
- Early 2018: Adoption of the AONB Development Plan Document

- 5.3 It will be important for Parishes and local people to continue to be involved in any further consultation and especially during the Publication (representations) period and at the Examination. The Publication period will be the last chance to have a say on the Plan. The Inspector will consider representations made at Publication stage when judging whether the Plan can be approved.

**Arnside & Silverdale Area of Outstanding Natural Beauty
Executive Committee 15.03.17**

AGENDA ITEM 9

Planning work update

Report prepared by: Sue Hunter, AONB Officer

PURPOSE OF THE REPORT:

To provide the Committee with an update on planning and development management work carried out by the AONB Team on behalf of the AONB Partnership

RECOMMENDATION:

(1) that the Committee notes the report on planning and development management work

Introduction

The primary purpose of AONB designation is to conserve and enhance the natural beauty of the area and development management and planning are a key element in achieving this.

Background

The AONB Executive Committee is a consultee on planning matters, both planning policy and planning applications; it is not a decision maker. Planning decisions are made by the relevant local planning authority.

Planning policies for AONBs are contained in the National Planning Policy Framework (NPPF), Local Plans and Neighbourhood Plans. AONB designation and the AONB Management Plan are material considerations in the planning process. Management Plans are adopted statutory policy of the local authority.

Planning applications

All planning applications within the AONB are reviewed and also any applications outside, but potentially impacting on, the AONB or its setting. Records are kept of all applications reviewed by the AONB Team and the responses made. All substantive proposals are discussed and approved by the Planning Sub-Group.

A summary is given below of the total number of applications reviewed in 2016 and also in 2017 to date; the number of applications per individual parish is given. The number of formal responses submitted to the planning authorities is also given.

Planning applications reviewed in 2016

Arnside	35
Silverdale	54
Beetham	30
Yealand Conyers	9
Yealand Redmayne	12
Warton	30
Total within AONB	170
Outside AONB	8
Total no. applications	178
Responses submitted	59

Planning applications reviewed so far in 2017 (to 28/02/2017)

Arnside	10
Silverdale	7
Beetham	3
Yealand Conyers	1
Yealand Redmayne	2
Warton	2
Total within AONB	25
Outside AONB	0
Total no. applications	25
Responses submitted	11

Of the responses submitted since the last Executive Committee meeting, 4 included formal objections to the proposed development. These applications are listed below, with the final planning decisions noted (where available):

- SL/2016/0917 Application for a single dwelling at land north of Holly Cottage, Storth Road, Storth, Cumbria, LA7 7JA – **granted**
- 16/01440/FUL Application for erection of a part single part two-storey side extensions to existing annexe to facilitate the conversion to a separate dwelling with associated landscaping and creation of a new access point at 184 Main Street, Warton, Carnforth, Lancashire, LA5 9PT – **refused** as the proposal would fail to preserve or enhance the special character or appearance of the Conservation Area and would have a detrimental impact on this and the existing building which is considered to be a non-designated heritage asset. An amended application has now been submitted and we have objected to this too – **no decision**
- SL/2016/1044 Application for demolition of camp buildings and siting of 25 static caravan pitches and manager's dwelling and site reception at Leeds Children's Holiday Camp, Far Arnside, Silverdale, Carnforth – **no decision**

- 16/00221/OUT Outline application for the erection of up to 5 dwellings and creation of a new vehicular access at land north of 13 Main Street, Warton, Carnforth, Lancashire – **no decision**
- 17/00009/FUL application for change of use of agricultural land to form private sand paddock at Far Waterslack, Waterslack Road, Silverdale, Carnforth, Lancashire – **no decision**

Consultations responded to on behalf of the AONB Partnership

- North West Coast Connections Project Formal Consultation
- South Lakeland Draft Development Management Policies DPD
- AONB DPD Draft Plan Consultation Document
- AONB DPD Sustainability Appraisal Report (and Habitats Regulations Assessment)
- Lancaster City Council Strategic Policies and Land Allocations DPD
- Lancaster City Council Development Management DPD

**Arnside & Silverdale Area of Outstanding Natural Beauty
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AGENDA ITEM 10

AONB volunteer work programme update

Report prepared by: Tony Riden, AONB Countryside Officer

PURPOSE OF THE REPORT:

To provide the Committee with an update on the practical tasks and work carried out by the AONB volunteer team facilitated by the Countryside Officer on behalf of the AONB Partnership

RECOMMENDATION:

(1) that the Committee notes the report on the volunteer work programme

Introduction

The primary purpose of AONB designation is to conserve and enhance the natural beauty of the area and the volunteer work programme is a key mechanism in achieving this.

Background

Volunteer practical management tasks are delivered once a week on a Tuesday throughout the AONB. A litter pick is also carried out on a Thursday once a month.

Volunteers are recruited and registered by the AONB Countryside Officer and allocated to the most appropriate voluntary role to help achieve the community involvement and practical management elements of the AONB Management Plan. Over 200 volunteers are registered.

Practical tasks that are undertaken have public benefit including: public access improvements, management of Parish Council land and Lancaster City Council Local Nature Reserves, nature conservation management for key habitats and species, community woodfuel initiatives, community orchards, events, monitoring and recording.

Seasonal work programme and commitments

October to March

- scrub-cutting
- species-rich limestone grassland restoration
- woodland management
- aquatic pond work

April to September

- orchard management
- dry-stone wall repairs
- finger-post installation
- vegetation cutting on permissive paths
- species monitoring and recording

The AONB Team and volunteers are committed to looking after, maintaining and carrying out practical site management tasks on two Local Nature Reserves owned by Lancaster City Council at Warton Crag LNR and Trowbarrow LNR.

We help to manage, conserve and enhance:

- Ashmeadow and Crossfield Wood, Arnside on behalf of the Barnes Charitable Trust
- Beachwood, Arnside on behalf of Arnside Parish Council
- Bank Well and Woodwell on behalf of Silverdale Parish Council
- Sandside Cutting on behalf of Beetham Parish Council
- Dobshall Wood and Hyning Scout Wood on behalf of the Woodland Trust
- Arnside station platform wildflower grassland
- Orchard Barn and Scott's Plot orchards in Arnside
- Sandside orchid verge
- The Hyning historic garden
- Landscape Trust reserves when required

Other volunteer work

- Butterfly transect surveys, with this area having one of the greatest concentrations of transects in the country

Rural Skills Events & Training

- The AONB annual Hedgelaying Competition was held at Beetham Hall on 5th November 2016 as part of the Lancashire & Westmorland Hedgelaying Association Grand Prix
- Hedgelaying training with Andrew Kirkwood Lancashire & Westmorland Hedgelaying Association with 8 trainees
- Outdoor Emergency First Aid training 6th February 2017 for 12 volunteers
- Drystone walling training with the Cumbria Branch of the DSWA arranged for March 2017
- Chainsaw refresher training February 2017 for 3 staff/volunteers (run in conjunction with Morecambe Bay Facilitation Fund scheme)

Charging Policy

There is currently a charge of £130 plus VAT for landowners for a supervised day's volunteer team task, which part covers costs of salary, vehicle, tools and equipment, insurance etc. However, this charge does not reflect the true costs of delivering a task and is heavily subsidised. In view of increased costs and Defra's request that AONB Partnerships work to increase income generation from non-exchequer sources, we propose that we review the charging policy for the volunteer programme during 2017 with the aim of achieving full cost recovery. We recognise that this

needs to be considered very carefully and will report back to the next Executive Committee meeting.