

Response to Arnside & Silverdale AONB DPD Issues and Options Consultation – Additional Sites March 2016

Arnside & Silverdale AONB Partnership

29th April 2016

In summary, in the AONB Partnership's view, the additional sites where there may be some capacity to achieve small scale development, subject to further assessment and survey work, and no significant detrimental impact on the special qualities of the AONB are:

B118, B119, part B122, B124, B125

Further comments on the additional sites suggested for development that have been compiled following assessment work, including a visit to each site, are as follows:

Beetham Parish

B118 Former Builders Merchant Yard, Quarry Lane, Sandside

This site is a brownfield site that could be improved through sensitive development provided there is no significant detrimental impact on the special qualities of the AONB. Care should be taken to ensure no detrimental impact on adjacent areas of woodland and limestone pavement covered by Haverbrack Bank Limestone Pavement Order.

B119 Former Travis Perkins Yard, Park Road, Sandside

This site is a brownfield site that could be improved through sensitive development provided there is no significant detrimental impact on the coastal setting, the special qualities of the AONB or the adjacent Kent estuary designated as a Ramsar Site, Special Area of Conservation, Special Protection Area and Site of Special Scientific Interest.

The AONB Partnership encourages the Council to ensure that in developing this site the opportunity is taken to improve pedestrian and cycle access both along the coast, particularly as the forthcoming England Coast Path is likely to follow a route close to the estuary, and where links can be made with existing footpaths.

Provision of improved access to the brownfield land off Quarry Lane could also be considered as part of development of this site to facilitate sensitive development of sites B118, part B122 and B124.

B120 High Cote, High Cote Lane, Slackhead

The AONB Partnership objects to allocation of this site for development. It should be withdrawn from further consideration for the following reasons:

- development would have a significant impact on landscape character - the site is a large open site which is a mix of limestone grassland, scrub/woodland and open garden in a sensitive raised location which is very visible from other parts of the AONB; and
- development would have a detrimental impact on biodiversity, the site being a currently undeveloped site, partly priority habitat and very close to a Special Area of Conservation, Site of Special Scientific Interest, Local Wildlife Site, Planted Ancient Woodland and the area covered by Underlaid Wood Limestone Pavement Order.

B121 Land East of Quarry Lane 3, Sandside

The AONB Partnership objects to allocation of this site for development. It should be withdrawn from further consideration for the following reasons:

- development would have a detrimental impact on landscape character and the settlement character of Storth village. This site is a greenfield site which is highly visible and forms part of a green habitat corridor running through the village. It is open farmed grassland with hedgerows and trees present which contributes to the rural landscape character and settlement character of Storth. It is immediately adjacent to a distinctive wooded limestone pavement covered by Haverbrack Bank Limestone Pavement Order.

B122 Land East of Quarry Lane 4, Sandside

This site is made up of two parts. The southern part of the site, the former coal yard, is a brownfield site that could be improved through development provided there is no significant detrimental impact on the special qualities of the AONB. It appears to have an existing commercial use. However the northern part of the site is a greenfield site with an agricultural use which is bounded by hedgerows, drystone walls and trees. The AONB Partnership has concerns about development of this part of the site, which should preferably be retained as a greenfield site. In addition the whole site is immediately adjacent to an area of distinctive wooded limestone pavement that is Ancient Semi Natural Woodland and covered by Haverbrack Bank Limestone Pavement Order. Care should be taken to ensure no detrimental impact on these adjacent areas.

B123 Land to West of Sandside Lane, between Arnside and Storth

The AONB Partnership objects to allocation of this site for any form of development. It should be withdrawn from further consideration for the following reasons:

- development would have a detrimental impact on landscape character - this site is a greenfield site which is highly visible from both the road and the embankment path and forms part of the distinctive low lying rural pastoral landscape of Arnside Moss between Carr Bank and Arnside sitting immediately behind the former railway embankment and adjacent to Leighton Beck; and
- development would have a detrimental effect on biodiversity the site being partly priority habitat.

We understand that this site has been suggested for car parking and also have some further comments which relate to this suggested use.

In our view there is no significant need for additional car parking at this site which cannot be met in a more appropriate way. There is an existing car park adjacent to the site, which is currently for disabled users only. We recommend that these arrangements are changed so that the existing car park provides a small number of spaces for disabled *and* non-disabled users without any further expansion. If this change was made together with improvements to car parking at Arnside station yard this would adequately provide for people wishing to enjoy the embankment path.

B124 The Hayfield, Quarry Lane, Sandside

This site is a brownfield site that could be improved through development provided there is no significant detrimental impact on the special qualities of the AONB. Care should be taken to ensure

no detrimental impact on adjacent areas of woodland and limestone pavement covered by Haverbrack Bank Limestone Pavement Order.

B125 The Ship Inn, Park Road, Sandside

This site is predominantly a brownfield site which could accommodate some further sensitive development provided there is no significant detrimental impact on the coastal setting, the special qualities of the AONB or the adjacent Kent estuary which is designated as a Ramsar Site, Special Area of Conservation, Special Protection Area and Site of Special Scientific Interest. There is also an area of open garden containing trees both within the garden and on the boundary. If this site is developed further, the historic Ship Inn building should be retained with its existing use along with the garden area, trees and sufficient car parking spaces. The AONB Partnership encourages the Council to ensure that in developing this site the opportunity is taken to improve pedestrian and cycle access both along the coast, particularly as the forthcoming England Coast Path is likely to follow a route close to the estuary, and where links can be made with existing footpaths.

Silverdale Parish

S126 Hole Two, Silverdale Golf Club, Silverdale

The AONB Partnership objects to allocation of this site for any form of development. It should be withdrawn from further consideration for the following reasons:

- development would have a significant detrimental impact on landscape character - the site is rough limestone grassland with some trees present which is positioned in a raised open countryside location in a visible setting well removed from the main areas of Silverdale village; and
- development would have a detrimental impact on biodiversity the whole site being priority habitat and part of Local Wildlife Site 47NE08 Silverdale Golf Course East. Also, Local Wildlife Site 47NE07 Red Bridge Lane Roadside Verges runs along the western boundary of the site so would be affected by any new entranceway and Local Wildlife Site 47NE10 Red Bridge Railway Cutting runs along the eastern boundary of the site.

S127 Land West of Bottoms Lane, Silverdale

We understand that this site has been removed from further consideration by the owners. We will therefore make no further comment on it at this stage.

Warton Parish

W128 Land at the rear of 1-2 Howard Cottage, Sand Lane, Warton

The AONB Partnership objects to allocation of this site for development. It should be withdrawn from further consideration for the following reasons:

- development would have a significant detrimental impact on landscape character - the site is in an open countryside location in a setting visible from both the road and from the land rising up to Warton Crag and well removed from the main village of Warton; encroachment of development along Sand Lane should not be supported.

