

SECTION 5 – POLICY ISSUES

Paragraph numbers below refer to the paragraph numbers in Section 5 – Policy Issues – of the Discussion Paper

Comments on paragraph 5.5

Please see my comment to 3.2 above. As stated above, identification of key sites should mean prioritising sites of lesser status as far as environmental protection is concerned.

Comments on paragraph 5.6

Please see my comments above regarding sustainability in Section 2. On the basis that sustainability is a prime factor then priority should be given to sites where development will create less impact on the environment and in areas where renewable energy supplies would more easily be achieved.

Comments on paragraph 5.7

This paragraph states that the Plan will allocate sites for development to meet local needs arising within the AONB. For the reasons given above, I do not think that any such local need has adequately been identified.

Question 6 – There is probably an argument that if there is to be any development within an AONB then affordable housing should be prioritised but whilst this is a superficially appealing theory, experience shows that it simply does not work in practice. Affordable housing quotas have been shown simply not to work on even major developments so trying to pre-set an allocation or quota for areas that exist in AONBs is impractical.

Question 7 – Similar arguments as per question 6 above apply.

Question 8 – Similar arguments as per question 6 apply, i.e. it is impractical to try to set criteria with an overall application to AONBs, particularly given the point made in Section 1 paragraph 1.7 above that policies and decisions need to be consistent across the whole of the AONB. It would be impossible to set criteria to promote development within AONBs which will apply to each and every AONB in the country, or at least to do so would result in such vague terminology as to make the criteria useless.

Question 9 – As per the arguments to question 8 above, this should be on a site-specific basis.

Question 10 – It is clear that development on Brown Field sites must be prioritised over AONBs. This is set out in several places in the Discussion Paper with authorities cited.

Question 11 – Given the need for consistency of approach in AONBs throughout the country, I think it is again impractical to set guidelines for density of new development. I think density of development has to be decided on a site-specific basis.

Question 12 – I think it should be the case that no development within an AONB should be permitted unless there is sufficient community infrastructure to support it but I think that that principle applies to development generally.

Question 13 – I do not know.

Question 14 – It seems clear from the criteria that are to apply to any development in the AONB that energy technology must be based on renewable energy which, in turn, will restrict development given the difficulty of implementing renewable energy schemes without materially adversely prejudicing the landscape.

Question 15 – This question is probably one for an experienced planning officer. In general terms, highway safety should be paramount but that would apply to all developments.

Question 16 – If additional housing is created in Warton then the already dangerously cramped parking arrangements on Main Street would become even worse.

Question 17 – New or expanded caravan sites should be resisted because of the additional burden they would create on the road infrastructure. The roads are simply not wide enough to accommodate any significant increase in traffic flow.

Question 18 – The suggested elements seem correct.

Question 19 – As stated above, sites W87, W88 and W89.

Question 20 – Not known.

Question 21 – I think the criteria for such assessments are already set out in Sections 1 and 2 of the Discussion Document with appropriate authorities being cited.

Question 22 – I do not know.

Question 23 – As I understand it, effective septic tank and surface water drainage is difficult to achieve in the granite and limestone areas contained within the AONB and certainly there is a propensity to flooding in the settlement areas.

Question 24 – By applying the criteria already set out in Sections 1 and 2 of the Discussion Document.

Question 25 – As per question 24 above.