

Alastair McNeill,
South Lakeland District Council.
South Lakeland House,
Lowther Street,
Kendal,
Cumbria,
LA9 4DQ

13th December 2017

Your Ref:
Our Ref: Arnside & Silverdale AONB DPD

Dear Mr McNeill,

Duty to Cooperate: Arnside & Silverdale Area of Outstanding Natural Beauty DPD

Through ongoing engagement and consultation I wish to confirm that in line with Section 110 of the Localism Act 2011 South Lakeland District Council and Lancaster City Council have cooperated with Cumbria County Council in the preparation of the Arnside & Silverdale Area of Outstanding Natural Beauty Development Plan Document.

Through this process South Lakeland District Council and Lancaster City Council have positively responded to our advice and reflecting this, we are satisfied that this document is fundamentally robust.

I trust this letter is of assistance and if you require any further information please do not hesitate to contact me.

Yours sincerely



Angela Jones
Assistant Director – Economy & Environment

Highways Comments

LPA ref	1	2	3	4	5	6
Site Name	Land Behind Queens Drive, Arnside	Land on Hollins Lane, Arnside	Land on Briery Bank, Arnside	Land at Church Street Beetham	Station Yard, Arnside	Land at Sandside Road and Quarry Lane, Sandside
Proposed Use	Housing	Housing	Housing	Housing	Car Parking, employment, community/visitor facilities and rail access. Possible residential or live-work	Employment, residential, community facilities and access
Capacity	6 dwellings	6 dwellings	8 dwellings	6 dwellings	0.65 ha	3.1 ha
Road name and classification	Queen's Drive Unclassified	Hollins Drive Unclassified	Briery Bank C Class	Church Street C Class	Station Road B Class	B Class and Private (leading to unclassified).
Current design standards of highways	Existing road network meets current design standards	Existing road network does not meet current design standards (provide explanation as to why not in the context of All Road Users; Accidents; Surface Water)	Existing road network meets current design standards	Existing road network does not meet current design standards (provide explanation as to why not in the context of All Road Users; Accidents; Surface Water)	Existing road network meets current design standards	Existing road network does not meet current design standards (provide explanation as to why not in the context of All Road Users; Accidents; Surface Water)
Explain - Road Users	The existing road network does meet the needs of all road users					
Explain - Road Users 2	Not/Applicable	Widening of Hollins Lane and a 2m footpath needed to the two sided road junction	Not/Applicable	Due to lack of width of highway and footpath	Not/Applicable	No footway on B road or on private road.
Explain - Accident	No accidents records available	Yes accidents recorded - development of site has potential to have adverse impact on accident record	Yes accidents recorded - development of site has potential to have adverse impact on accident record	Yes accidents recorded - development of site has potential to have adverse impact on accident record	No accident records	Accidents close by due to turning/access issues.
Explain - Surface Water	Known surface water flooding to a point which impedes vehicles to pass	No known surface water flooding to a point which impedes vehicles to pass	Known surface water flooding to a point which impedes vehicles to pass	Known surface water flooding to a point which impedes vehicles to pass	No known surface water flooding to a point which impedes vehicles to pass	Known surface water flooding to a point which impedes vehicles to pass
Site specific highway issues	There are site specific issues (explain)	There are site specific issues (explain)	There are site specific issues (explain)	There are site specific issues (explain)	There are site specific issues (explain)	There are no site specific issues
Explain - Site specific	Need to be shown that access to the site can be achieved.	Widening of Hollins Lane and a 2m footpath needed to the two sided road junction	Need to prevent on street parking	Widening of Church Street and a 2m footpath needed to connect to existing in Beetham	Existing parking problem	
Highway Capacity	No known capacity issues on the adjoining highway network at present	No known capacity issues on the adjoining highway network at present	No known capacity issues on the adjoining highway network at present	No known capacity issues on the adjoining highway network at present	No known capacity issues on the adjoining highway network at present	No known capacity issues on the adjoining highway network at present

Appendix 2 - ~~2020~~ Council Response on Site Allocations

Cumulative impact on highway	The development of the site is not anticipated to have an unacceptable cumulative impact on the highway network	The development of the site is not anticipated to have an unacceptable cumulative impact on the highway network	The development of the site is not anticipated to have an unacceptable cumulative impact on the highway network	The development of the site is not anticipated to have an unacceptable cumulative impact on the highway network	The development of the site is not anticipated to have an unacceptable cumulative impact on the highway network	The development of the site is not anticipated to have an unacceptable cumulative impact on the highway network
ACCEPTABILITY OF SITE - Highways	The development of the site in highway terms is acceptable with mitigation (explain)	The development of the site in highway terms is acceptable with mitigation (explain)	The development of the site in highway terms is acceptable	The development of the site in highway terms is acceptable with mitigation (explain)	The development of the site in highway terms is acceptable	The development of the site in highway terms is acceptable with mitigation (explain)
Explain - Acceptability	Need to show that access can be achieved.	Widening of Hollins Lane and a 2m footpath needed to the two sided road junction	Not/applicable	Widening of Church Street and a 2m footpath needed to connect to existing in Beetham	Not/applicable	Existing roads do not meet standards, accident record, and flooding.
Support/Amend/Object/Further Information	No objection to the inclusion of the site	No objection to the inclusion of the site	No objection to the inclusion of the site	No objection to the inclusion of the site	Further information is required to assess the acceptability of the site (explain)	No objection to the inclusion of the site subject to the following information/mitigation being provided (explain)
Explain		Not/applicable	Not/applicable	Not/applicable	Indicative drainage strategy and layout showing that development can be protected without increasing flood risk elsewhere and drained by sustainable drainage systems. There is support for the masterplanning approach in relation to the development of the site. The Policy should state that access and parking arrangements will need to be agreed	Highway safety improvements and flood routing.

Flooding & Drainage Comments

LPA ref	1	2	3	4	5	6
Site Name	Land Behind Queens Drive, Arnside	Land on Hollins Lane, Arnside	Land on Briery Bank, Arnside	Land at Church Street Beetham	Station Yard, Arnside	Land at Sandside Road and Quarry Lane, Sandside
Proposed Use	Housing	Housing	Housing	Housing	Car Parking, employment, community/visitor facilities and rail access. Possible residential or live-work	Employment, residential, community facilities and access
Capacity	6 dwellings	6 dwellings	8 dwellings	6 dwellings	0.65 ha	3.1 ha
Flood Zone	EA Flood Zone 1	EA Flood Zone 1	EA Flood Zone 1	EA Flood Zone 1	EA Flood Zone 3	EA Flood Zone 3
Surface Water Flood Risk	Parts of the site within EA surface water 1 in 100 & 1000 flood extent	N/A	Parts of the site within EA surface water 1 in 100 & 1000 flood extent	N/A	N/A	Parts of the site within EA surface water 1 in a 30, 100 & 1000 flood extent
Site Specific surface water issues (Flood and Drainage)	There are known site specific LLFA issues and constraints (explain -flooding and discharge)	There are no known site specific LLFA issues and constraints	There are no known site specific LLFA issues and constraints	There are no known site specific LLFA issues and constraints	There are known site specific LLFA issues and constraints (explain -flooding and discharge)	There are known site specific LLFA issues and constraints (explain -flooding and discharge)
Explain - Site Flood	Part of the site is identified as a flood risk to the extent that development of the site is not feasible	Not/applicable	Not/applicable	Not/applicable	A number of watercourses are present on site. Any development must restore and enhance waterbodies to reduce flood risk and to conserve habitats and species which depend directly on water, for instance culverts should be opened up.	There is almost certainly an unmapped watercourse on part of this site. Any development must restore and enhance waterbodies to reduce flood risk and to conserve habitats and species which depend directly on water, for instance culverts should be opened up.
Explain - Drainage	No apparent surface water discharge. Further information required to show that surface water can be discharged appropriately	No apparent surface water discharge. Further information required to show that surface water can be discharged appropriately	No apparent surface water discharge. Further information required to show that surface water can be discharged appropriately	No apparent surface water discharge. Further information required to show that surface water can be discharged appropriately	N/A	N/A
Offsite surface water issues	There are no known offsite LLFA issues and constraints	There are no known offsite LLFA issues and constraints	There are no known offsite LLFA issues and constraints	There are known offsite LLFA issues and constraints (explain)	There are known offsite LLFA issues and constraints (explain)	There are known offsite LLFA issues and constraints (explain)

Appendix 2 - ~~2021~~ Council Response on Site Allocations

Explain	Not/Applicable	Not/Applicable	Not/Applicable	There has been major flooding in Beetham and this site must not make the matters worse	Site is susceptible to flooding from water originating from off site due to the watercourses which pass through the site.	Unmapped watercourse brings water into site from off site. Water from offsite passes through site along length. Drainage system must accommodate off site water as well as run off generated within the site.
ACCEPTABILITY OF SITE - LLFA	The development of the site in LLFA terms is acceptable with mitigation (explain)	The development of the site in LLFA terms is acceptable	The development of the site in LLFA terms is acceptable	The development of the site in LLFA terms is acceptable	Further information is required to assess the acceptability of the site (explain)	The development of the site in LLFA terms is acceptable with mitigation (explain)
Explain	Large area of site at risk of surface water flooding. This area should be left as open space. Small part of the site may be suitable for buildings.	Not/Applicable	Not/Applicable	Not/Applicable	Indicative drainage strategy and layout showing that development can be protected without increasing flood risk elsewhere and drained by sustainable drainage systems.	Restore the watercourse to an open channel, ensure runoff originating from above the site is able to pass through the site without increasing flood risk within the site or elsewhere.
Support/Amend/Objection/Further Information	No objection to the inclusion of the site	No objection to the inclusion of the site	No objection to the inclusion of the site	No objection to the inclusion of the site	Further information is required to assess the acceptability of the site (explain)	No objection to the inclusion of the site subject to the following information/mitigation being provided (explain)
Explain		Not/applicable	Not/applicable	Not/applicable	Indicative drainage strategy and layout showing that development can be protected without increasing flood risk elsewhere and drained by sustainable drainage systems. There is support for the masterplanning approach in relation to the development of the site. The Policy should state that access and parking arrangements will need to be agreed	Highway safety improvements and flood routing.

Education Comments

1	2	3	4	5	6
Land Behind Queens Drive, Arnside	Land on Hollins Lane, Arnside	Land on Briery Bank, Arnside	Land at Church Street Beetham	Station Yard, Arnside	Land at Sandside Road and Quarry Lane, Sandside
<p>The site lies in the primary catchment area of Arnside National CE School which will have sufficient spaces to accommodate the pupil yield from these developments. These sites also lie in the secondary catchment area of Dallam School which is currently running at capacity and is projected to remain so.</p>	<p>The site lies in the primary catchment area of Arnside National CE School which will have sufficient spaces to accommodate the pupil yield from these developments. These sites also lie in the secondary catchment area of Dallam School which is currently running at capacity and is projected to remain so.</p>	<p>The site lies in the primary catchment area of Arnside National CE School which will have sufficient spaces to accommodate the pupil yield from these developments. These sites also lie in the secondary catchment area of Dallam School which is currently running at capacity and is projected to remain so.</p>	<p>The site lies within the catchment area of Beetham CE Primary School which is current running at full capacity and is projected to remain so. The site also lies in the secondary catchment area of Dallam School which is also full and projected to remain so.</p>	<p>When considering if there is sufficient existing capacity in an area with new housing development a 'population led' model is used to assess the number of additional school aged children that are likely to be produced. This approach is established within the Cumbria County Council Planning Obligations Policy, which ensures that the effects of development are considered in the most consistent and balanced manner across the County.</p>	<p>When considering if there is sufficient existing capacity in an area with new housing development a 'population led' model is used to assess the number of additional school aged children that are likely to be produced. This approach is established within the Cumbria County Council Planning Obligations Policy, which ensures that the effects of development are considered in the most consistent and balanced manner across the County.</p>

