

Development Management Policies and Arnsdale and Silverdale AONB DPD - Consultation on Main Modifications

Background

The South Lakeland Local Plan currently comprises a series of documents including:

- Core Strategy (Adopted 2010) - Setting out the overarching development strategy for South Lakeland;
- Land Allocation (Adopted 2013) – Identified specific development sites to deliver the principles set out within the Core Strategy. This is supported by an Infrastructure Delivery Plan (IDP); and
- “Saved” Local Plan Policy (Adopted 1997) – Contains a number of detailed policies to inform the consideration of applications.

The Development Management Policies DPD also forms part of the South Lakeland Local Plan. It contains detailed policy to be used to inform planning applications.

Sitting alongside these documents the Arnsdale and Silverdale AONB DPD has been jointly prepared by SLDC and Lancashire City Council. The role of this is to set out bespoke Planning Policy to reflect the characteristics and opportunities within the area of the AONB.

Throughout the development of the DPD’s Cumbria County Council has worked closely with South Lakeland District Council with the Draft documents being considered by Cabinet on 16th March 2017 and the Publication documents being considered by Cabinet on 21st December 2017.

In February 2018, South Lakeland District Council submitted the Development Management Policies DPD and Arnsdale and Silverdale AONB DPD to the Secretary of State (Planning Inspectorate) for Examination. An independent Inspector was appointed to examine the DPD for legal compliance and soundness. Hearing sessions took place in June 2018.

The Council supported SLDC at the hearings regarding a number of policies in the DPD’s including DM5, DM6, DM8, DM9, DM11, AS9 and AS15.

Key Policies and Modifications

Development Management Policies DPD

Policy DM5 - Rights of Way and other routes providing pedestrian, cycle and equestrian access

This Policy aims to maintain and protect rights of way and provide a framework for protection, creation and enhancement of all forms of pedestrian and cycle routes.

Modification - to ensure policy also applies to equestrian access.

Policy DM6 - Flood Risk Management and Sustainable Drainage Systems

This Policy aims to ensure development is not exposed to flood risk and to prioritise the promotion of Sustainable Drainage Systems.

Modification –

Surface Water Disposal: to provide clarity that sustainable drainage systems are of an appropriate nature; to ensure proposals for surface water drainage take account of a range of factors;

Master Drainage Strategy: to ensure proposals take account of wider drainage needs to enable site to come forward in an appropriate/co-ordinated matter

Designing Sustainable Drainage System measures: to make clear where betterment should be provided

Policy DM8 - High Speed Broadband for New Developments

This Policy aims to ensure new development makes appropriate provision for high-speed broadband connectivity

Modification - rather than reference to developers on residential sites of 30 units or more being expected to provide Fibre to the Premises, now *“the Council will strongly encourage the provision of FTTP infrastructure in all new development, and will generally expect it to be provided on major development sites unless it can be demonstrated through the broadband statement that it is not feasible. The level of detail required in the Broadband Statement should be proportionate to the scale of the development proposal.”*

Policy DM9 - Parking Provision, new and loss of car parks

This policy aims to ensure the provision of adequate parking to support needs of new development.

Modification - removal of reference to standards to clarify no parking standards are being set and to make it clear that regard will be given to relevant guidance

Policy DM11 – Accessible and Adaptable Homes

This Policy aims to ensure that new homes are accessible and can be easily adapted as people's needs change throughout their lifetime.

Modification – reference to two additional circumstances that may apply in order to justify exemptions to policy; namely step free access to dwelling cannot be achieved or the dwelling is located on the first floor or above.

Arnside and Silverdale AONB DPD

AS 15 Housing Allocations

- **Land on Church Street Beetham**

Modification - includes presence of water mains and need for easements as a key consideration to be taken into account

- **Land off Queens Drive Arnside**

Modification - includes requirements associated with consideration of surface water flooding, highway access and presence of water mains and need for easements

- **Land on Hollins Lane, Arnside**

Modification - to ensure proper consideration of parking and requirement for widening of Hollins Lane and provision of a footway

- **Land on Briery Bank, Arnside**

Modification - to ensure proper consideration of parking, management of trees and hedges and requirements for a tree survey.

AS23 Mixed Use Allocations

- **Station Yard, Arnside**

Modification - to confirm requirement for a site-specific flood risk assessment and drainage strategy , to ensure proper consideration of parking, and possible site contamination and to reflect changes to Habitats Regulations Assessment.

- **Land on Sandside Road and Quarry Lane Sandside**

Modification - to ensure new drainage system must accommodate off site water as well as run-off generated within site; to confirm requirement for a site-specific flood risk assessment and drainage strategy; to consider possible site contamination ; to ensure proper consideration of parking and requirements for a Transport Assessment and Road Safety Audit; the need for maintenance strips as well as pumping station and sewers to be taken into account and to reflect changes to Habitats Regulations Assessment

Response

It is considered that the modifications identified in the Development Management Policies DPD and Arnside and Silverdale AONB DPD are beneficial including those policies that directly impact on the Council's roles and responsibilities.

Policy DM5 Flood Risk Management and Sustainable Drainage Systems is a key policy of the Development Management DPD and the changes proposed will strengthen the requirements for planning applications over drainage and surface water.

Although a couple of additional exemptions have been added to Policy DM11 Accessible and Adaptable Homes these are considered to be reasonable. This Policy which is strongly supported by the Council sets out a requirement that new houses need to be designed for differing needs including older and disabled people. There is also a requirement for a proportion of wheelchair adaptable homes on large sites.

The modifications to the allocations in the Arnside and Silverdale AONB will ensure that all sites take full and proper regard to highways, drainage and flooding issues.