



# Consultation Response Form

## Your contact details

If you are completing a paper copy of this form please use CAPITALS and BLACK INK.

Your details		Your Agent's details (if you have one)	
Organisation: Arnside & Silverdale Area of Outstanding Natural Beauty (AONB) Partnership		Organisation: N/A	
Name: Lucy Barron		Name:	
Address: The Old Station Building		Address:	
Station Road, Arnside			
Carnforth			
Postcode:	LA5 0HG	Postcode:	
Tel: 01524 761034		Tel:	
*Email:		*Email:	

\*We aim to minimise the amount of paper printed and sent out. Therefore, where an email address is supplied, future contact will be made electronically.

This response contains	10	pages including this one.
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<input type="checkbox"/>	Please tick the box if you would like us to notify you when the Land Allocations Development Plan Document is submitted to the Secretary of State for independent examination and when it is adopted by the Council.
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## Land Allocations - Further Consultation

Please use this form to comment on:

1. Alternative sites put forward by respondents to the earlier Land Allocations consultation (January - April 2011);
2. Time span of the Land Allocations document
3. The approach to development in small villages, hamlets and the countryside.

**Please complete one of these sheets for every response you make.**

**(Please also note that comments made in earlier consultation need not be repeated.)**

### 1. Alternative Sites

Please let us have your views on alternative sites suggested by respondents to the previous consultation. (Please note, these are not SLDC suggestions.)

Which site do you wish to comment on?		
Settlement (e.g. Natland)	Site reference number (e.g. RN298#)	
Arnside	MN32#	
Please indicate below whether you support, support in part or oppose the suggestion that this site be included in the Land Allocations document (please tick as appropriate)		
Support <input type="checkbox"/>	Support in part <input checked="" type="checkbox"/>	Oppose <input type="checkbox"/>
Please explain your reasons/add your comments below (continue on a separate sheet/expand box if necessary)		
<p>The AONB Partnership would be supportive of small scale development on this site which was in keeping with its character. The site has the potential to provide an attractive entrance to the village providing a well screened village/station car park, small scale business or employment development, improved access to the southbound rail platform and possibly improved AONB visitor facilities. Appropriate development of this site may also help facilitate Coastal Access and future pedestrian/cycle access to Arnside Viaduct.</p> <p>This site is considered to be a more suitable alternative to proposals for car park development on land off Station Road (RN337#) in landscape terms.</p> <p>However, the western end of the site is very prominent when viewed from both the north and from the south from Arnside village, so this part of the site would need to be very carefully considered. Historic railway buildings and features would need to be protected.</p> <p>The site is immediately adjacent to a highly sensitive SSSI; Arnside saltmarsh is a breeding ground for a Schedule 1 species.</p> <p>Future flood risk to the site would need to be clarified.</p>		

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### **1. Alternative Sites**

Please let us have your views on alternative sites suggested by respondents to the previous consultation. (Please note, these are not SLDC suggestions.)

<b>Which site do you wish to comment on?</b>		
<b>Settlement</b> (e.g. Natland)	<b>Site reference number</b> (e.g. RN298#)	
Slackhead	RN233#	
<b>Please indicate below whether you support, support in part or oppose the suggestion that this site be included in the Land Allocations document</b> (please tick as appropriate)		
Support ✓	Support in part <input type="checkbox"/>	Oppose <input type="checkbox"/>
<b>Please explain your reasons/add your comments below</b> (continue on a separate sheet/expand box if necessary)		
<p><b>It is not considered likely that well designed and sited small scale development on this site would have a significant detrimental impact on the AONB's landscape character.</b></p> <p><b>However, biodiversity value of this site should be clarified.</b></p> <p><b>Modern development within the AONB should meet high design standards, be low carbon and respect the local context, character and distinctiveness of the AONB and be compatible with policies in the AONB Management Plan, Core Strategy and any future joint planning guidance developed for the AONB.</b></p> <p><b>However, cumulative impacts on the AONB landscape must also be taken into account as part of this process. The level of housing development that is currently under consideration in the area constitutes major development within the AONB. The Council should be able to demonstrate how the AONB is being treated differently to surrounding areas because of its national importance and high level of protection under national and local planning policy.</b></p>		

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1. Alternative sites put forward by respondents to the earlier Land Allocations consultation (January - April 2011);
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**Please complete one of these sheets for every response you make.**

**(Please also note that comments made in earlier consultation need not be repeated.)**

### 1. Alternative Sites

Please let us have your views on alternative sites suggested by respondents to the previous consultation. (Please note, these are not SLDC suggestions.)

<b>Which site do you wish to comment on?</b>		
<b>Settlement</b> (e.g. Natland)	<b>Site reference number</b> (e.g. RN298#)	
Arnside	RN337#	
<b>Please indicate below whether you support, support in part or oppose the suggestion that this site be included in the Land Allocations document</b> (please tick as appropriate)		
Support <input type="checkbox"/>	Support in part <input checked="" type="checkbox"/>	Oppose <input type="checkbox"/>
<b>Please explain your reasons/add your comments below</b> (continue on a separate sheet/expand box if necessary)		
<p>The AONB Partnership does not support development of the whole of this large greenfield site, which is important open space at the entrance to the village.</p> <p>However, a small scale low impact development on part of the site is not considered likely to have a significant detrimental impact on the special qualities of the AONB.</p> <p>Site MN32# is considered to be more appropriate for car park development because it is a well screened brown field site.</p> <p>Future flood risk to the site would need to be clarified.</p> <p>Impact on the historic site contained in this area would need to be clarified.</p> <p>Modern development within the AONB should meet high design standards, be low carbon and respect the local context, character and distinctiveness of the AONB and be compatible with policies in the AONB Management Plan, Core Strategy and any future joint planning guidance developed for the AONB.</p> <p>Cumulative impacts on the AONB landscape must also be taken into account as part of this process. The level of housing development that is currently under consideration in the area constitutes major development within the AONB. The Council should be able to demonstrate how the AONB is being treated differently to surrounding areas because of its national importance and high level of protection under national and local planning policy.</p>		

## Land Allocations - Further Consultation

Please use this form to comment on:

4. Alternative sites put forward by respondents to the earlier Land Allocations consultation (January - April 2011);
5. Time span of the Land Allocations document
6. The approach to development in small villages, hamlets and the countryside.

**Please complete one of these sheets for every response you make.**

**(Please also note that comments made in earlier consultation need not be repeated.)**

### **2. Alternative Sites**

Please let us have your views on alternative sites suggested by respondents to the previous consultation. (Please note, these are not SLDC suggestions.)

Which site do you wish to comment on?		
Settlement (e.g. Natland)	Site reference number (e.g. RN298#)	
Milnthorpe	RN318#	
Please indicate below whether you support, support in part or oppose the suggestion that this site be included in the Land Allocations document (please tick as appropriate)		
Support <input type="checkbox"/>	Support in part <input type="checkbox"/>	Oppose <input checked="" type="checkbox"/>
Please explain your reasons/add your comments below (continue on a separate sheet/expand box if necessary)		
<p>This site is immediately adjacent to the AONB boundary. The AONB Partnership does not support development of this site. It is considered likely that development of this site would have a detrimental impact on the setting of the AONB, in particular the historic registered parkland of Dallam Tower estate and the open spaces associated with the river Bela. It is considered that development of this site would not be compatible with policies in the AONB Management Plan and the Council's Core Strategy.</p> <p>Future flood risk to the site would need to be clarified.</p>		

## 2. Time Span of Land Allocations Document:

Should the Land Allocations document plan period remain 2003 – 2025 or cover a shorter period, for example, 2003-2020?

**Please indicate whether you support, support in part or oppose a reduction in the time span of the Land Allocations document** (please tick as appropriate)

Support ✓

Support in part ☐

Oppose ☐

**Please explain your reasons/add your comments below** (continue on a separate sheet/expand box if necessary)

**The AONB Partnership supports a shortening of the Land Allocations document plan period, particularly if this means lowering the target number of houses that the Council aims to allocate land for and therefore helping to reduce the pressure on sites within the AONB.**

**The landscape character of the AONB is under pressure from development. In a small AONB even small developments have a big impact so any measures which can be taken to reduce this pressure would be welcomed.**

**In the early part of the plan period the AONB Partnership recommends that the Council works closely with Lancaster City Council to produce specific joint planning guidance for the whole AONB, a process which can be facilitated by the AONB team. A detailed and robust policy approach to development management is required to enable the Council to fulfil its statutory responsibility to conserve and enhance this nationally protected landscape in the long term.**

**It is also noted that consultation is still being carried out on the National Planning Policy Framework, which means there is currently considerable uncertainty about the future national context, which will affect development plan document reviews.**

### 3. Small Villages, Hamlets & Open Countryside

Do you think the future housing and employment land needs of small villages, hamlets and open countryside are best met by: -

- A. Allocating sites for houses and employment in the Land Allocations document; or
- B. Communities and/or developers bringing forward sites for housing and employment for consideration under relevant Core Strategy policies, through neighbourhood plans and/or other local initiatives.

**Please indicate which of the above options you would support.** (Please tick as appropriate)

**A**   ☐

**B**   ☒

**Please explain your reasons/add your comments below** (continue on a separate sheet/expand box if necessary)

**The AONB Partnership would support approach B because it reduces pressure on allocating land for development in the smaller settlements within the AONB.**

**The AONB Management Plan states that the villages, hamlets and farmsteads of the AONB should remain rural in scale and retain their distinctive characteristics and historic patterns.**

**Therefore if approach B is taken, it is important that any sites subsequently brought forward are rigorously assessed against local community needs and support, the AONB Management Plan, the Core Strategy and any future joint planning guidance produced for the AONB, to ensure that the special qualities of the AONB are conserved and enhanced.**

**It should also be made clear that only small scale low impact developments will be considered in these small villages and hamlets. Development in open countryside within the AONB is not considered appropriate except in exceptional circumstances.**

**Thank you for your views and suggestions.**