

Your contact details

Your details

Organisation:	Applethwaite Ltd
Name:	
Address:	c/o Agent
Postcode:	
Telephone:	
Email*:	

Your agent's details (if you have one)

Organisation:	Janet Dixon Town Planners
Name:	Graham Love
Address:	[REDACTED]
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***We aim to minimise the amount of paper printed and sent out. Therefore, please provide an email address if you have one – where an email address is supplied, future contact will be made electronically.**

This response contains pages including this one (please indicate).

If you have any questions, or wish to be removed from our consultation database, please call the SLDC Development Plans team on tel: **01539 793388**.

If you would like a copy of this document in another format such as large print, Braille, audio or in a different language, please call **01539 733333** or email **customer.services@southlakeland.gov.uk**



Arnside & Silverdale Area of Outstanding Natural Beauty (AONB) Development Plan Document (DPD)

Issues and Options Consultation

Consultation Response Form

Please use this form to comment on the AONB DPD Issues and Options Discussion Paper, draft SA Scoping Report and the sites put forward for consideration. **Please complete a separate sheet for each section or site you wish to comment on** and, if appropriate, give the question number you are commenting on.

Please indicate which section of the Issues and Options Discussion Paper your response relates to:

Section	Tick (✓) as appropriate
1. Introduction	
2. Background	✓
3. Evidence base	
4. Vision and objectives	
5. Policy Issues	
6. Options for meeting the objectives and delivering the vision	
7. Delivery of development	

Please make your comments below on the section you have selected.

As relevant, please make reference to:

- the **paragraph number** you are referring to;
- your preferred **option**
- the **question number** asked in the Discussion Paper that you are responding to
- the **reference number** of the site you are commenting on

Paragraph Number:	
Preferred Option:	
Question Number referred to:	Q1
Site reference Number:	

Your comments

There is no need or justification to define what would essentially be an arbitrary 'one size fits all' definition of major development within the AONB, by reference to either a threshold number of dwellings, amount of floorspace or site area. Planning Inspectors have confirmed in a number of appeal decisions post-dating the publication of Planning Practice Guidance, that the definition of what constitutes major development within an AONB turns on the natural meaning of the word 'major' and the individual merits, facts and contextual circumstances of a development proposal on a case by case basis. This requires assessment of factors including;

- The physical scale of development in terms of the number of dwellings, amount of floorspace or developed site area, relative to the size of the host settlement it is within, adjoining or adjacent to, and;
- The geographical context and location of a development proposal within the overall AONB environment.

A common sense case by case approach is therefore justified and sufficient, however if a definition is to be adopted, it must be set sufficiently high so that it does not inadvertently preclude acceptable development within the AONB. The adopted AONB Management Plan makes clear that development sustaining local communities is suitable and needed, and appeal decisions confirm that developments in excess of 10 units do not automatically qualify as being major development in an AONB. To be sufficiently robust and applicable across the AONB a reasonable threshold for housing development must therefore be set in excess of 10 dwellings. A figure of 20 dwellings is not unreasonable.

(Continue on a separate sheet if required)

Are there any topics or issues that you think we have missed or that you wish to raise?

No

(Continue on a separate sheet if required)

Arnside & Silverdale Area of Outstanding Natural Beauty (AONB)
Development Plan Document (DPD)

Issues and Options Consultation

Consultation Response Form

Do you have any comments to make on the Draft Sustainability Appraisal Scoping Report (Nov 2015) associated with the Issues and Options Discussion Paper?

n/a

(Continue on a separate sheet if required)

Thank you for your views and suggestions.

We would be grateful if you could complete and return the Equalities Monitoring Form below.

