

Development Plan Document for the Arnsdale and Silverdale Area of Outstanding Natural Beauty

Following publication of the AONB Issues and Options Consultation Discussion Paper, the Lancaster City Council Consultation event held on Thursday 19th November 2015 and the Warton Parish Council Open meeting held on Tuesday 1st December 2015 attended by over 70 people, Warton Parish Council wishes to submit the following comments.

- Q1. The AONB should define a major development along the lines of NPFF and Local Plan policies particularly with a view to housing requirements and the provision of low cost units.
- Q2. Councils should identify housing requirements based on the AONB housing survey with low cost housing strictly controlled and limited to individual infill within settlements.
- Q3. We consider the plan prepared by the AONB to adequately cover requirements.
- Q4. We would suggest that the existing character of settlements be rigidly protected.
- Q5. A little vague but heading in the right direction.
- Q6. We appreciate that the provision of affordable new housing is dependant on funding available to developers subsidised from profits on the building and sale of more expensive and substantial properties. But as a starting point a target should be set covering the AONB area.
- Q7. It would be ideal if this could be achieved but we doubt the effectiveness of such a ruling.
- Q8. The AONB together with the planning authorities need to identify housing types throughout the district together with available suitable sites and restrict other developments.
- Q9. We would submit that there are no suitable sites for the construction of estates in Warton, therefore affordable housing would need to be provided by small developments (apart from those already proposed for Millhead and the Warton Grange Farm redevelopment).
- Q10. We would submit that most easily developed brownfield sites have already been built on. those remaining such as the former Graveson site at Millhead could easily satisfy local demand if a developer could be found willing to take on the project. Perhaps some funding could be provided to cover the removal of polluted top soil, thus making development viable, through grant of council provision.
- Q11. The AONB needs to guide developers to selected sites and leave build density issues to them. We are sure the developers profit margin would govern size etc.
- Q12. Within Warton and Millhead settlements community infrastructures are developed to an acceptable standard although this could change with threats to some bus services brought about by County Council cutbacks. A substandard footway linking Warton and Millhead is the most urgent example of infrastructure that needs attention.
- Q13. Any locations for employment use are strictly limited and need to be carefully controlled.
- Q14. A large scale development of wind turbine, solar panel or other renewable energy projects

needs to be rigidly controlled with the AONB area. High speed broadband introduction to all within the AONB needs to be given top priority.

Q15. Current highway and service provision are nearing maximum capacity and all future developments must be carefully controlled with contributions from developers required to fund the necessary improvements.

Q16. It has to be said that car parking or lack of it, particularly in Main Street, Warton is a problem but the provision of additional car parking facilities could lead to an influx of more cars with a demand for more car parking facilities.

Q17. The AONB should tighten the requirements for the provision of new and the extension of existing caravan parks. We have witnessed the expansion of such parks along the A6 Trunk Road from the Pine Lake Resort beyond the Borwick Lane/A6 junction with further extensions planned.

Q18. We consider the submission on Important Open Spaces made by Warton Parish Council (map enclosed) adequately identifies those areas.

Q19. We feel all these spaces plus those identified by Warton Parish Council should be designated as Important Open Spaces.

Q20. We refer to the map provided by Warton Parish Council.

Q21. Any developments outside the existing settlement boundaries should be resisted totally.

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Q23. Flooding risks are high in many parts of the AONB and is particularly evident to the east of Warton.

Q24. Such environment is already known and any developments must be examined and controlled so as not to cause detrimental problems.

Q25. Design standards should be rigidly enforced to fit with existing features by careful consideration at the planning stage.

Q26. Only settlements designated as primary settlements should be considered suitable for development. Warton does not fit this criteria.

Q27. We would strongly object to the following sites put forward in the plan because of the visual impact and flooding risk involved.

Visual Impact – W83,86,87, 88,89,90,92, 93 and 95.

Flooding Risk – W84, 86 and 90.

Owners Consent – Not held for any development on W84 (land owned by Warton Parish Council).

Q28. We are currently investigating the existence of such sites within Warton.

Q29. We feel that Warton should maintain its present identity and the AONB should identify development boundaries.

Q30. We feel any developments for the future 5 years can be identified and controlled, beyond that period many other conditions and constraints need to be taken into account.

Q31. We feel that the AONB has fully identified the important current issues.



J W Ball
Clerk to Warton Parish Council



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Warton

- Local Government Offices**
- County Council
 - Borough or City Council
- NOMINATED IMPORTANT LOCAL GREEN SPACE**
- NOMINATED IMPORTANT LOCAL GREEN SPACE**

