

South Lakeland Local Development Framework
Land Allocations Development Plan Document

ARNSIDE

Fact File

Version 2 4/2/2011

This version replaces previous version published on the 21/1/2011.

This version includes an amendment to page 27. This amendment relates to the removal of reference to provision of local occupancy housing

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What is a Fact File?

This Fact File provides you with a summary of the information and reasons behind the emerging site options put forward for public consultation early in 2011.

The Fact Files reflect information available at the end of December 2010 and is therefore to some extent a 'snap shot' in time. The process of gathering and refining information and opinion will continue through public consultation early in 2011, and also as new information is published or clarified with key stakeholders.

Information in the Fact Files include summaries of:

- Evidence from Studies in **Appendix 2**, including
 - The Strategic Housing Land Availability Study (SHLAA), March 2009
 - Employment and Housing Land Search Study (EHLSS) – March 2009 undertaken by Gillespies
(*The SHLAA and EHLSS acronyms are sometimes used in this Fact File*)
- Previous consultations in **Appendix 1A**, including more recent feedback from service and infrastructure providers (see **Appendices 1A and 1B**)
- The Sustainability Appraisal results for each site, which considers their social, economic and environmental impacts - **Appendix 3**
- The results of a screening report on Appropriate Assessment, which considers the likely impact of sites on sites of European nature conservation importance.
- Comments from site visits to each site
- Relevant matters arising from Parish Plans or Community Plans - **Appendix 4**
- Green Gap assessment – **Appendix 5**

For **all sites under consideration** the Fact Files set out the main reasons why a site has or has not been put forward as an emerging option for consultation - for example for housing or employment or for another designation such as open space or a 'Green Gap'.

For **each recommended emerging site option**, the Fact Files set out in more detail the main issues affecting the development of the site and any steps (mitigation measures) which are considered important to have in place to address these issues. For example, for some larger or more complex sites, a further more detailed Development Brief is proposed to set out more detailed guidance, in consultation with the local community.

For details of the evidence base documents, consultation documents and settlement Fact Files, please see <http://www.southlakeland.gov.uk/ldf> - selecting the Land Allocations page and then clicking on the document browser link on that page.

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Strategic Overview – Core Strategy

- Arnside is classified as a Local Service Centre (LSC) in the Core Strategy, falling within the East of the District (CS5)
- The overall development strategy states that:
 - New development (within LSCs) will support local services and the community's need for further development, including access to a reasonable choice of housing. Existing community assets will be protected with the provision of additional facilities that improve community wellbeing and are justified.
 - Extensions to Local Service Centres will be pursued only where there is clear local need for development and significant environmental impacts can be avoided, and once previously developed land has been utilised.
 - The amount of development will be dependent on the environmental capacity, existing size, role and infrastructure provision of the settlement, and supporting identified local need (having regard to the Arnside Parish Plan).
 - On all sites of three or more dwellings no less than 35% of the total number of dwellings proposed should be affordable.
 - The strategy supports small-scale economic development in Arnside.
 - The strategy supports the designation (as required) of green gaps to prevent coalescence of individual settlements.
 - CS7.5 states that the role of LSCs will be maintained, mainly through environmental improvements and seeking to restrict the loss of services, whilst also supporting development to preserve and enhance the settlement's vitality and viability.
- The parish of Arnside and part of the parish of Beetham fall within the Arnside – Silverdale Area of Outstanding Natural Beauty (AONB). CS5 of the Core Strategy states that when considering development proposals within or affecting the setting of the AONB, the council will give high priority to:
 - The conservation and enhancement of the character of the landscape, including its historic dimensions.
 - The protection and, where appropriate, enhancements of flora, fauna and geological features.
 - Safeguarding these identified attributes from inappropriate change and development.

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Key characteristics of Arnside

The environment

- Arnside is quite compact and is situated on the estuary of the River Kent, at the point where the Furness railway line crosses the estuary. Historically, it owes its growth to the arrival of the railway in 1857.
- Arnside Knott is situated to the south of the village and is a distinctive and beautiful part of the northwest countryside that has fine views of the Lake District. The pele tower on Arnside Knott is an old coastal beacon defence designed to resist sieges in the time of Edward I.
- The parish of Arnside and part of the parish of Beetham fall within the Arnside – Silverdale Area of Outstanding Natural Beauty (AONB). Arnside encompasses a stretch of Morecambe Bay, which is highly protected, as well as significant areas of open countryside, woodland and moss, including some National Trust land.

Housing

- Arnside contains more dwellings than any other Local Service Centre in the area, and also more dwellings than the Key Service Centres of Kirkby Lonsdale or Milnthorpe.

- Since 2003 there have been very few housing completions in the area, and currently there are very few outstanding planning permissions.
- The Parish Plan recognises that there is need for more affordable housing for young local families and / or those working in and around the Parish, whilst the needs of elderly people requiring sheltered accommodation are also acknowledged.

The economy

- Arnside has a good range of shops, a post office, its own primary school, GP and dental surgeries, a branch library, a Women's Institute/Village Hall, an Educational Institute, two pubs and three churches. It lost its last bank a few years ago. It acts as an important service centre for local residents in the surrounding area (including north Lancaster City Council area) and is popular with tourists.
- Arnside is one of the most popular places to visit around Morecambe Bay, and each summer it is the starting point for a large number of cross bay walks.
- Outside of those directly employed in providing services for residents and tourists in the village, local employment opportunities are very limited. Only a relatively small proportion of those in work are actually employed in the village. There are virtually no facilities for those seeking to start up new businesses.

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Key characteristics of Arnside

Accessibility

- Arnside is connected by rail to Carnforth and Lancaster, on the West Coast Main Line and to the Cartmel and Furness peninsulas. The parish plan revealed a high level of dependency upon railway services. Problems regarding the lack of information / lack of facilities at the station and of difficult access to station platforms (particularly for the disabled) are identified as high priorities for action.
- Dangers are caused by on-street parking in certain specific stretches of road in Arnside, including particular parts of Silverdale Road, Station Road, Black Dyke Road and Red Hills Road, reducing the traffic to single file.

Health and wellbeing

- Arnside has an unusually high percentage of retired residents and a particularly high number in the 60-85 age-bracket. Young people tend to move out of the area, with few young families moving into the village.
- The level of social, recreational and sporting activity is high, and the range of clubs and societies in the Parish considerable. A monthly Broadsheet is particularly important for conveying information about these to residents.
- Many of the important open space sites in Arnside are non-publicly accessible and whilst these are highly valued, it

means that although there are quite a few open spaces, there is a deficiency in terms of sites that can be used by the public. There is also a specific deficiency in provision for children and young people and allotments.

- The Parish Plan identifies a need for a new community building. Some combination of the following – in addition to the relocation of the library – might be housed in such a building – workspaces, information centre, parish council offices, youth centre, facilities for younger children, IT centre, space for police surgeries.

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Potential development sites

A total of 12 sites have been put forward for consideration for further development in Arnside, of which 11 have been proposed for residential development (prefixed R or RN) and 1 has been proposed for mixed use (MN20).

RN149	R395	RN183	R88	R695	R81
R694	R693	MN20	R393	R397	RN225

Those sites below the site size threshold of 0.3 hectares and therefore excluded from further analysis are:

- **R397 R393 (part of R395)**

No other non-starters have been identified.

SITE MAPS – Please refer to Map no. 5

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Emerging Options

Based on the evidence and site assessment in the remainder of this document, a total of 7 sites have been put forward as 'emerging options' for consultation in Arnside, of which 6 have been proposed for residential development and 1 for employment land.

Emerging Option Site Reference	Original Site Reference
MN20	MN20
R393M	R393+ part of R395
R395M	Part of R395
R693M	R693 modified
R81	R81
R88M	R88 modified
RN225	RN225

(*1) - The suffix 'M' at the end of a site reference indicates that an emerging site option is a 'modified' version of a site (or sites) put forward originally for consideration.

SITE MAPS – Please refer to Map no. 5

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The Assessment Process (reasonable alternatives)

Sites considered for housing

<i>Sites considered for housing</i>				
Site Ref:	Gross / Net Area (hectares)	Possible Yield	Brownfield or Greenfield	Commentary
R693 (R693 comprises part of emerging option R693M)	0.81 / 0.73	36 (50 dph) (possible reduction for flood risk)	Green	<p>Site falls on the edge of the settlement boundary (as designated in the Local Plan) and development here would be less invasive than other areas regarding surrounding properties, with only localised environmental impacts. It is located close to public transport, services and employment opportunities, as was identified as a potential housing site in the Employment Land and Premises Study. However, there is a public sewer at the north of the site and it is located with flood risk zone 3a.</p> <p><u>Site Visit</u> Boundary of site could be extended to include whole field as impact would remain low even if whole site developed. Although in Flood Risk Zone 3a, the railway embankment provides some protection and further mitigation could come from only building on certain parts of the site. Site is enclosed in nature, limiting the impact of any development on neighbouring properties and the character of the area. 50dph could be too high for this location, but extending the size of the site could mean that 40+ dwellings could still be achievable.</p>
R694	0.83 / 0.75	30 (40 dph)	Green	<p>Site falls on the edge of the settlement boundary (as designated in the Local Plan). Development could lead to increased traffic on an already busy road, with enhanced access to public transport required.</p> <p><u>Site Visit</u> Due to the open nature of the site, development could compromise the open nature and rural feel of the area, which contributes to the special character of the AONB as well as impacting on a range of views into and out of the area.</p>

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<i>Sites considered for housing</i>				
Site Ref:	Gross / Net Area (hectares)	Possible Yield	Brownfield or Greenfield	Commentary
				Topography of site could also increase impact.
R81 (emerging option)	1.47/1.32	42 (SHLAA)	Green	<p>The site was identified in the SHLAA as having potential for residential development. It also benefits from a central location. However, this site is currently designated as important open space, and known to residents as “the common”. A signed petition against development here was put forward in response to the Allocations of Land Discussion Paper.</p> <p><u>Site Visit</u> Site has an enclosed nature and would be less invasive than other areas regarding surrounding properties. It is well screened by trees and buffered by large gardens in the case of all but two properties. Development would not block/compromise any expansive or long views or any views out of or into site. Although the site is currently designated as Important Open Space, it is not publicly accessible and has limited amenity value due to its enclosed nature.</p>
R695	1.5 / 1.34	40 (30 dph)	Green	<p>The site is immediately adjacent ancient semi-natural woodland and forms part of a designated County Wildlife Site. Development here would have a significant impact on biodiversity. The site is not available for development. This site was purchased by local fund-raising and is owned by the Woodland Trust.</p> <p><u>Site visit</u> Confirms comments above</p>
R88 (Part of R88 comprises emerging option R88M)	1.64 / 1.48	53 (SHLAA)	Green	<p>The site is in close proximity to the primary school, shops, newsagent, bus stop and railway station. However, it is currently classed as important open space. Development could have a significant impact on landscape character, with the site being prominent on the side of a steeply rising hill. The site contains the remnants of 2 no. C16th salt pans although these have been largely destroyed.</p> <p><u>Site Visit</u></p>

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<i>Sites considered for housing</i>				
Site Ref:	Gross / Net Area (hectares)	Possible Yield	Brownfield or Greenfield	Commentary
				Access would be onto busy Station Road, which is made single file due to parked cars belonging to rail users. Site gives the feeling of countryside coming into the village and contributes to the special character of the AONB, retaining a rural feel and development would compromise this
R395 (Part of R395 comprises emerging options R395M & R393M)	9.99 / 7.49	374 (50 dph)	Mixed brown/green	This site is in close proximity to existing facilities, including shop, primary school and health services. However, it forms part of an area designated in the local plan as an important open space. This site is prominent on the side of a rising hill and contributes to the special character of the AONB. <u>Site visit</u> Large part of the site includes existing dwellings and their gardens as well as the extended gardens of further properties. Westernmost part of site could be appropriate for development, incorporating brownfield site R393 and a high density would be appropriate due to the recent development of flats adjacent these sites. The southeastern portion of this site could also be suitable for some development.
RN149	28.88 / 14.44	722 (50 dph)	Green	Land does not relate well to Arnside, consisting of coastal and floodplain grazing marsh (a UK BAP priority habitat). Located within flood risk zone 3a. <u>Site visit</u> Confirms that this site is unsuitable for development due to scale and flood risk
RN183 (forms part of R395)	4.25 / 3.19	159 (50dph)	Green	Site forms part of wider “important open space” in the middle of the village. The boundaries are no longer secure to retain farm animals and its suitability for grazing land is all but gone*. This site is prominent on the side of a rising hill and contributes to the special character of the AONB. <u>Site visit</u>

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Sites considered for housing				
Site Ref:	Gross / Net Area (hectares)	Possible Yield	Brownfield or Greenfield	Commentary
				Confirms that the prominence of this site means that development here would harm the openness of this part of the village and the character of the village in the context of the AONB *land is currently used for grazing
RN225 (emerging option)	1.08 / 0.97	29 (30 dph)	Green	Site was not proposed through any studies or as part of early consultations. This is an infill site and part of the site has recently has a planning application submitted for 6 dwellings (but subsequently withdrawn). The site is designated in the local plan as an important open space but is not publically accessible and is not particularly prominent due to the presence of a large hedge and the site's relatively enclosed nature.

Sites considered for employment

Sites considered for employment				
Site Ref:	Area	Possible Yield	Brown or Green	Commentary
None proposed				

Sites considered for mixed use

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Sites considered for mixed use				
Site Ref:	Area	Possible Yield	Brown or Green	Commentary
MN20 (emerging option)	0.54 / 0.48	Small workshops and business units	Brown	<p>Unused (or severely underused) site outside the current development boundary. The site has good access and would not require anyone driving to or from the site to drive through the village itself. Site appears to be particularly well suited to some small business units with an element of parking, including spaces for station users so that they don't have to park on Station Road, and incorporating new access to the west bound platform for the disabled. Located within flood risk zone 3a.</p> <p><u>Site visit</u> Carefully considered development of site would improve amenity in the area and views into site as well as providing for some key needs in the village; disabled access to Station Platforms and some small business units – both identified in the parish plan. Site inappropriate for residential development.</p>

Reasonable alternatives – sites considered for other uses (open space, gypsies and travellers housing, tourism / cultural facilities, transport facilities, renewable energy facilities, water facilities and community facilities.

Sites considered for other uses			
Site Ref:	Area	Land Use	Commentary
None proposed			

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Emerging Options

Emerging Option	
Reference:	R88M (only northernmost part of R88)
Gross / Net Site Area (hectare):	0.26 / 0.26
Use:	Residential/retirement flats
Indicative Development Potential:	Retirement flats/special care home with landscaping (13 units at 50 units per hectare)
Site Availability	Russell Armer have confirmed available
Justification / issues to be addressed	<ul style="list-style-type: none"> • Located within the existing settlement boundary in close proximity to local services and public transport. • Whilst currently classified as part of a wider important open space site, there would remain significant provision within the centre of the village. • Any development would need to be subject to a full transport assessment – access would be onto a busy and often single file road (due to parked cars) • Original Site contains remnants of 2 no. C16th Salt Pans • Infrastructure can cope but intervention may be required. Foul only (UU July 2010) • Close proximity to Saltcotes Hall (Listed Building) (English Heritage July 2010) • Very edge of an area of defended floodplain (Environment Agency October 2010)
Mitigation Measures	<ul style="list-style-type: none"> • Care must be taken to avoid any negative impact on landscape character, with the site being prominent on the side of a hill. • Further consultation required with United Utilities regarding extent of development potential given existence of a public sewer at west of site. • Liaise with AONB Unit to provide an interpretation panel regarding the salt pans and importance of salt works in the area

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	<ul style="list-style-type: none"> • Could be higher density closer to road and lower as development went further up the slope. This would ensure that development was in keeping with surrounding residential development and would also help to mitigate the impact of the development of this site. In addition, westernmost strip and possibly SW corner of site could remain undeveloped with landscaping, additional trees amongst new buildings, open space to provide a buffer for existing properties and help to minimise the impact of the development on landscape, sense of place etc • Footpath should be retained and accessible to new dwellings. • Development brief probably beneficial • Transport Statement would be required to support planning application (CCC July 2010) • Perfectly possible to develop but will need culvert relaid (SLDC Environmental protection, Sept. 2010)
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Emerging Option	
Reference:	MN20
Site Area (hectare):	0.54
Use:	Employment and Car Parking
Indicative Development Potential:	0.2 hectares of employment land (small business units) and car parking for station users, with new access to the west bound platform for the disabled.
Site Availability	
Justification / issues to be addressed	<ul style="list-style-type: none"> • It seems to be unused (or severely underused at the very least) and is fairly unsightly. • Brownfield site, located in close proximity to the existing settlement boundary. • The site has good access and would not require anyone driving to or from the site - irrespective of the use of the site - to drive through the village itself. • Sequential and Exception test. FRA required - Located within flood risk zone 3a. Possibly vulnerable to tidal flooding - floor levels/ground levels important (Environment Agency October 2010)

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	<ul style="list-style-type: none"> • No sewer network (UU July 2010) • Screened in to AA
Mitigation Measures	<ul style="list-style-type: none"> ○ Flood risk adaptation/mitigation measures such as raised floor levels, restricted ground floor uses etc ○ Boundary to east side of site as mapped by us may need to be amended as does not reflect boundary on ground. ○ Northwesterly portion of site heavily wooded and stream runs through should remain undeveloped. There is also a section (that would be affected by potential need for boundary amendment above) that if included in site, should also remain undeveloped for the same reasons. ○ Need to retain access through site for AONB offices and for walkers ○ General landscaping around new buildings and car parking to ensure good quality development and to ensure that a net gain in amenity is secured. ○ Protect stream and retain as many mature trees as possible ○ Suggest a development brief for site might be worthwhile due to funny shape of site and the need to incorporate disabled access to west-bound platform, presence of trees/stream, need to retain foot and vehicle access through site and potential for new cycle access ○ Sequential and Exception test. FRA required. Ensure floor levels/ground levels appropriate to mitigate (Environment Agency October 2010)

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Emerging Option	
Reference:	R81
Gross / Net Site Area (hectare):	1.47 / 1.32
Use:	Residential
Indicative Development Potential:	42 dwellings @ 30dph (yield as per SHLAA)
Site Availability	Russell Armer have confirmed available
Justification / issues to be addressed	<ul style="list-style-type: none"> • Site was identified in the SHLAA as having potential for residential development • Benefits from a central location. • Site is currently designated as important open space, and known to residents as “the common”. • A signed petition against development here was put forward in response to the Allocations of Land Discussion Paper. • Site has an enclosed nature and would be less invasive than other areas regarding surrounding properties. It is well screened by trees and buffered by large gardens in the case of all but two properties. Development would not block/compromise any expansive or long views or any views out of or into site. Although the site is currently designated as Important Open Space, it is not publicly accessible and has limited amenity value due to it’s enclosed nature.
Mitigation Measures	<ul style="list-style-type: none"> • Retain existing trees around boundary and to north western corner • General landscaping, planting between new buildings – consider potential to support wildlife by linking small isolated pocket of woodland to north west corner of site with the much larger woodland to south of site by planting trees along western boundary • Create access to existing footpath for ease of use by new residents

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Emerging Option	
Reference:	R693M (R693 with extended boundary to include whole field)
Gross / Net Site Area (hectare):	2.51 / 1.88
Use:	Residential
Indicative Development Potential:	0.73 for residential (30 @ 40dph – 400m from station) and remainder public open space provision (in accordance with local needs identified in Open Space Study and in accordance with local standards as per open space study & Core Strategy) and flood risk mitigation
Site Availability	
Justification / issues to be addressed	<ul style="list-style-type: none"> Site is located close to public transport, services and facilities. Site has an enclosed nature and would be less invasive than other areas regarding surrounding properties. Local support for development (as per consultation responses) Only part of site could be built upon due to flood risk Inclusion of whole field will avoid risk of leaving unusable, inaccessible land behind Flood zone 3. Sequential and Exception test. FRA required. Breach analysis required as site is defended. Possibly vulnerable to tidal flooding, site drainage maybe problematic given low lying nature and possibility of tidal locking at high tide (Environment Agency October 2010)
Mitigation Measures	<ul style="list-style-type: none"> Suggest area to south of site (based on developing whole field) could remain undeveloped and used as open space provision. Band of trees along railway could be extended to improve screening right the way along the eastern boundary of the site (currently about 2/3 is screened by trees from railway line) Landscaping and trees between new houses to soften impact and help to retain the feeling of being on the edge of the settlement, next to open countryside Retain the mature trees to north west of site – these could be incorporated into the new access as a feature Would need some boundary improvements to eastern side of site to ensure people could not get onto

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railway line, this could also incorporate some sound reduction if deemed necessary

- Flooding could be prevented by existing railway embankment and this could be reinforced by creating a new arm to the embankment across the northern end of the site if deemed necessary and by keeping development to higher parts of the site
- Leave area of open space to north and west of site for open space provision and flood risk mitigation
- Houses could be designed to mitigate flood risk by building with garages beneath accommodation – this would also suit the lie of the land
- Sequential and Exception test. FRA required. Breach analysis required as site is defended. Ensure drainage and tidal locking issues considered (Environment Agency October 2010).

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Emerging Option	
Reference:	R393M (westernmost part of R395 only plus small site R393)
Gross / Net Site Area (hectare):	0.42 / 0.38
Use:	Residential
Indicative Development Potential:	15 dwellings @ 40 dph (over 400m from station)
Site Availability	
Justification / issues to be addressed	<ul style="list-style-type: none"> This site is in close proximity to existing facilities, including shop, primary school, accessible open space, a bus stop and health services. Part brownfield site, adjacent an existing recent, high density residential development Forms part of an area designated in the local plan as important open space, however this space is not publicly accessible and this part of the 'open space' already has several buildings on it and thus development would not compromise the integrity of the open space as a whole. There are publicly accessible open spaces within a short, walkable distance Development would be infill and would make good use of the old (vacant) telephone exchange site
Mitigation Measures	<ul style="list-style-type: none"> Ensure new dwellings are in keeping with existing buildings in the surrounding area Retain and link into footpath along western boundary

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Emerging Option	
Reference:	R395M (south eastern part of R395)
Gross / Net Site Area (hectare):	0.5 / 0.45 ha
Use:	Residential
Indicative Development Potential:	1/3 of site to be open space (0.165) - total developable = 0.335 13 units at 40 dph – over 400m from station
Site Availability	
Justification / issues to be addressed	<ul style="list-style-type: none"> • forms part of an area designated in the local plan as important open space, however this space is not publicly accessible and this represents only a small part of the open space that feels almost separate to the main part and thus development would not compromise the integrity of the open space as a whole. There are publicly accessible open spaces within a walkable distance • Development would constitute infill and in an existing residential area • Some local support expressed for development on site
Mitigation Measures	<ul style="list-style-type: none"> • Ensure new dwellings are in keeping with existing buildings in the surrounding area • Some planting and landscaping to soften impact for neighbouring properties • Design and layout should seek to protect views north-westward from Briery Bank – consider retaining open area through centre of site on a north west-south east axis

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Emerging Option	
Reference:	RN225 - Land on Hollins Lane
Gross / Net Site Area (hectare):	1.08 / 0.97
Use:	Residential
Indicative Development Potential:	To include 0.3ha open space – total developable area 0.78 gross 0.702 net 21 dwellings (30 dph)
Site Availability	Confirmation that site will be available in 6-10 years' time
Justification / issues to be addressed	<ul style="list-style-type: none"> • Designated in the local plan as important open space, however this space is not publicly accessible. There are publicly accessible open spaces within a walkable distance • Development would be infill and in an existing residential area adjacent existing recent development • Site is not particularly prominent as is surrounded by existing development, is flat and is screened from Hollins lane by a large hedge.
Mitigation Measures	<ul style="list-style-type: none"> • Screening for adjacent properties • Landscaping and planting to ensure character of area is retained and impact reduced • Site is currently non-publicly accessible Important Open Space • Leave some of site undeveloped to meet identified Important Open Space typology needs (publicly accessible) • Westernmost part of site could be utilised to incorporate road improvements to increase the capacity of Hollins Lane to support this development

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Yield

Yield						Development Phase (refer to 2.18 in Allocations DPD)		
Site option	Pdl	Site area	Total Dwellings	Employment land	Other	1	2	3
MN20	Y	0.54		0.2 hectares (small business units)	Car Parking spaces for station users			
R393M (R393+part of R395)		0.42	15			15		
R81		1.47	42		Inc. some public open space	42		
RN225		1.08	21		Inc. some public open space		21	
R395M (Part of R395)		0.5	13		Inc some open space		13	
R693M (R693 modified)		2.51	30		1.78 ha Open space			30
R88M (Part of R88)	N	0.26	13					13
Small site potential			5			5		
Sites – under			8			8		

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Yield						Development Phase (refer to 2.18 in Allocations DPD)		
Site option	Pdl	Site area	Total Dwellings	Employment land	Other	1	2	3
construction								
Sites – not started (80%)			4			4		
Total			151			74	34	43

Estimated small site potential on sites of less than 0.3 hectares (identified in the SHLAA). Assumed that approximately 80% will be identified as developable.

R393 - 3 dwellings
R397 – 3 dwellings

Total 6 dwellings
80% completion = 5

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Defining boundaries / areas

- **Development limits/boundary**

Settlement development boundaries have been reviewed in accordance with paragraph 2.2 of the Allocations of Land Development Plan Document – Emerging Site Options.

- **Green Gaps**

Not relevant to Arnside.

- **Town Centre Boundary**

Not relevant for Arnside.

- **Existing Employment Sites to be protected**

The LDF evidence base identifies shortfalls in the supply of employment land and premises in all areas. This is why the Council proposes to safeguard most existing employment sites from change or redevelopment for other uses. Exceptions have been made for unsuitably located or poor quality sites. In these cases, redevelopment will often have local environmental benefits.

The sites to be protected are shown as Existing Employment Areas in the emerging options maps. Sites which are too small to identify on the map (i.e. less than 0.3 ha) are covered by saved Local Plan Policy E6.

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- **Open Space, sport and recreation**

A lack of amenity green space - many of the important open space sites in Arnside are non-publicly accessible and whilst these are highly valued, it means that although there are quite a few open spaces, there is a deficiency in terms of sites that can be used by the public. There is also a specific deficiency in provision for children and young people and allotments. Trustees at Ash Meadow are currently considering converting the walled garden at Ash Meadow into allotments.

Consultation has confirmed that all of the sites allocated as important open space for amenity in the Local Plan should be allocated as such in the Allocations of Land DPD. Consultation on private Important Open Spaces supports this for all sites other than the landlocked site behind the houses on Swinate Road and Plantation Avenue and the land behind Heathcliffe Court on Redhills Road. Some consultation responses suggest that the former does not meet any of the designation criteria, however, the site is heavily wooded and as such may meet the final criteria; it also has some bearing on the street scene as the height of the trees means they are clearly visible from the road all the way around Plantation Avenue and as such could be considered to meet several of the criteria. A site visit showed that the land behind Heathcliffe Court is not visible from Red Hills Road but is very visible and could be considered important when viewed from the public footpath running from the Youth Hostel to Ash Meadow and on to the Promenade. This site also meets the final criteria.

Some further open spaces are proposed in addition to those put forward through earlier consultation, the Open Space, Sport and Recreation Study and those previously identified in the Local Plan as the Council consider that they too merit designation and protection as important open space. These sites appear on the emerging site options maps.

Sites R81, RN183, R88 and R395 fall within areas of Important Open Space that consultation suggests should be retained. These areas of existing open space would be lost if these sites were developed.

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Summary

The preferred option in Arnside would provide the following:

- Approximately 107 new homes of which at least 35% would be affordable split between phase 1 and 2 of the Core Strategy (2009-2014, 2014-2019);
- Approximately 0.2 hectares of employment land on brownfield land at Station Yard located near the village centre, close to existing public transport routes;
- Provision of formal, publicly accessible open space, sport and recreation facilities in the centre of the settlement as part of residential developments and a network of safeguarded open spaces.
- Further car parking spaces for the station;
- Revised settlement boundary which takes account of the proposals for new development advanced here, and also include other minor changes, consistent with the intentions of development limits to appropriately constrain the growth of the village in keeping with the levels of growth required and its position as a Local Service Centre.

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Appendix 1 - Consultation Responses: ARNSIDE

Appendix 1A – Consultation responses on potential development sites

Appendix 1B – Consultation responses on emerging site options (October 2010)

Appendix 1A - Consultation Responses

Appendix 1A – Consultation Responses				
Site Reference	Site Area / Proposal	Support	Objection	General Comment
MN20 (emerging option)	0.45 ha / Mixed use	<ul style="list-style-type: none"> Proposed by landowners 		<p>No concerns – feasible site (CCC July 2010)</p> <p>No sewer network (UU July 2010)</p> <p>May affect Morecambe Bay designations (English Heritage July 2010)</p> <p>Sequential and Exception test. FRA required - Located within flood risk zone 3a Possibly vulnerable to tidal flooding - floor levels/ground levels important (Environment Agency October 2010)</p>
R693 (R693)	0.68 ha /	<ul style="list-style-type: none"> Could be argued that 	<ul style="list-style-type: none"> Public sewer at north of site 	Flood zone 3. Sequential

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Appendix 1A – Consultation Responses				
Site Reference	Site Area / Proposal	Support	Objection	General Comment
comprises part of emerging option R693M)	Residential	<p>this area might fall within “edges of existing settlements” as described within the AONB management plan.</p> <ul style="list-style-type: none"> • Does not interfere with overall village plan. Less invasive than other areas regarding surrounding properties • Suitable for low density housing, though not ideal location on low lying land and close to railway line • Support partial development for affordable housing, not whole field • Safest option proposed, better to incorporate land to the rear to the railway otherwise you are leaving an area of land with dubious value for agriculture. Topography of site does not lend itself to a linear form of 	<p>- no build over (United Utilities)</p> <ul style="list-style-type: none"> • Acidic damp grassland, mire (Arnside & District Natural History Society) • Development would result in the loss of key views across the AONB and should be avoided (Cumbria County Council) • Off street parking would have to be provided, relatively heavily trafficked with significant on-street parking (Cumbria County Council) • Destroy open nature of village • Should keep as green space 	<p>and Exception test. FRA required. Breach analysis required as site is defended. Possibly vulnerable to tidal flooding, site drainage maybe problematic given low lying nature and possibility of tidal locking at high tide (Environment Agency October 2010)</p>

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Appendix 1A – Consultation Responses				
Site Reference	Site Area / Proposal	Support	Objection	General Comment
		development <ul style="list-style-type: none"> • Support partial development for affordable housing, not whole field 		
R694	0.70 ha / Residential	<ul style="list-style-type: none"> • Does not interfere with overall village plan • Less invasive than other area regarding surrounding properties • Will not spoil the character of the village as they are bound by the railway and other development • Could be developed before R693 	<ul style="list-style-type: none"> • Acidic damp grassland, mire (Arnside & District Natural History Society) • Visual impact • Subject to flooding • Could lead to greatly increase traffic on an already overloaded road • Too far out from school and shops • Destroy open nature of village • Keep as green space • Inappropriate due to topography and proximity to level crossing 	No capacity issues or underground apparatus recorded (United Utilities) No concerns – feasible site (CCC July 2010) Minor infrastructure / service constraint (National Grid July 2010) Infrastructure can cope but intervention may be required. Foul only (UU July 2010)
R81 (emerging option)	1.25 ha / Residential	<ul style="list-style-type: none"> • Road access and less invasive of surroundings • Small infill on roadside would be acceptable • More building would not intrude on general appearance of village 	<ul style="list-style-type: none"> • Public sewer on site – no build over (United Utilities) • Important Open space, known to residents at 'the common' (Arnside and Silverdale AONB) • The site is grassland suitable for hay meadow 	Very limited support for development. Signed petition against development. Appropriateness would need to be determined by a detailed landscape

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Appendix 1A – Consultation Responses				
Site Reference	Site Area / Proposal	Support	Objection	General Comment
		<ul style="list-style-type: none"> Proposed by Russell Armer, access and drains via Redhills Road 	<p>restoration consistent with the AONB management plan (Arnside and Silverdale AONB)</p> <ul style="list-style-type: none"> Signed petition Destroy open nature of village Lime rich grassland with hedgerows, woodland edge (Arnside and District Natural History Society) 	<p>character assessment (Cumbria County Council)</p>
R695	1.27 ha / Residential		<ul style="list-style-type: none"> Ancient semi-natural woodland and designated as a County Wildlife Site, development here would have a significant impact on landscape and biodiversity (Arnside and Silverdale AONB) Site is Dobshall Wood (Wildlife Trust) Site is not available for development (Woodland Trust) This site was purchased by local fund-raising for the Woodland Trust (Arnside Village Society, Arnside Silverdale AONB) Should remain a green 	<p>No capacity issues or underground apparatus recorded (United Utilities)</p> <p>Appropriateness would need to be determined by a detailed landscape character assessment (Cumbria County Council)</p>

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Appendix 1A – Consultation Responses				
Site Reference	Site Area / Proposal	Support	Objection	General Comment
			<ul style="list-style-type: none"> space • Subject to flooding • Unsuitable other than for a very small number of dwellings along Redhills Road due to increase in traffic volumes • Lime rich grassland with hedgerows, woodland edge (Arnside & District Natural History Society) 	
R88 (Part of R88 comprises emerging option R88M)	1.39 ha / Residential	<ul style="list-style-type: none"> • Proximity to primary school, proximity to shops, newsagent etc, bus stop and railway station access • Adequate screening and open space easily provided. • Infill and should not spoil look of area • Surrounded by other houses • Properly developed this site could offer most of the requirements needed • Northern portion about 25% of site could be developed 	<ul style="list-style-type: none"> • Public sewer at west of site - no build over (United Utilities) • Earthworks of possible archaeological interest. Believed to be the site of a former saltworks (Cumbria County Council) • An important green space at the entrance to the village. Development here would have a significant effect on landscape character • This site is prominent on the side of a rising hill and contributes to the special character of the AONB. It reduces the overall scale of 	<p>Commuter parking should be included for the station (Cumbria County Council)</p> <p>Transport Statement would be required to support planning application (CCC July 2010)</p> <p>Infrastructure can cope but intervention may be required. Foul only (UU July 2010)</p> <p>Close proximity to Saltcotes Hall (Listed Building) (English Heritage July 2010)</p> <p>Perfectly possible to</p>

Consultation on emerging site options – Arnside version 2

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Appendix 1A – Consultation Responses				
Site Reference	Site Area / Proposal	Support	Objection	General Comment
		<ul style="list-style-type: none"> • Could be used for affordable housing but need to make provision for increased parking for railway users. • Owner willing to see some of the land used for public car park • Proposed by Russell Armer. Owner is willing to consider part of the land being used as a public car park both for the village and for the railway station, which is in severe need of parking. This would also enhance the approach to Arnside both visually and in terms of traffic movements by offering the opportunity to remove the large number of parked vehicles left on the main road by the station. 	<p>the village in links it with the wider landscape. Very unlikely to be suitable (Cumbria County Council)</p> <ul style="list-style-type: none"> • Result in creation of more traffic • Lime rich grassland with hedgerow, very high landscape value (Arnside & District Natural Historic Society) • Contains a Scheduled Ancient Monument (Arnside and Silverdale AONB) • Flood risk • Sloping site, inappropriate not suitable as a car park (Arnside and Silverdale AONB) 	<p>develop but will need culvert relaid (SLDC Environmental protection, Sept. 2010)</p> <p>Very edge of an area of defended floodplain (Environment Agency October 2010)</p>
RN183 (part	4.25 ha /	<ul style="list-style-type: none"> • Maintaining a piece of 	<ul style="list-style-type: none"> • See objections for R395 	

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Appendix 1A – Consultation Responses				
Site Reference	Site Area / Proposal	Support	Objection	General Comment
of R395)	Residential	<p>land nominated as 'open space' in the middle of a village is a very difficult and expensive task.</p> <ul style="list-style-type: none"> • I have owned the piece of land for 30 years and endeavored to maintain it in a condition that would be a credit to the village. • The boundaries are no longer secure to retain farm animals and its suitability for grazing land is all but gone. It is time to consider another use for this plot 		
R395 (Part of R395 comprises emerging options R395M & R393M)	8.48 ha / Residential	<ul style="list-style-type: none"> • Lower corner of Briery Bank may be suitable for housing as well as the Orchard field part of Briery Bank; the part which borders the road. • Support north eastern part of site for housing 	<ul style="list-style-type: none"> • Lime rich grassland, with hedgerows, spring, stream, pond, mire, trees, important regional ornithology site, pre industrial revolution remnants of strip field system and exquisite landscape value (Arnside & District Natural History Society) • This site is prominent on the side of a rising hill and 	

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Appendix 1A – Consultation Responses				
Site Reference	Site Area / Proposal	Support	Objection	General Comment
			<p>contributes to the special character of the AONB. It reduces the overall scale of the village in links it with the wider landscape. Very unlikely to be suitable (Cumbria County Council)</p> <ul style="list-style-type: none"> • Site of medieval pottery (Cumbria County Council) • An important green lung for the village • Development would result in unacceptable traffic hazards on Promenade or Station Road, no satisfactory access point • Drainage from hard landscaping would exacerbate existing flooding • Part of site is private garden and not to be released • Protect as open space 	
RN149	24.55 ha / Residential	<ul style="list-style-type: none"> • If there is a case for development, probably cause least environment damage if it took place between Sandside Road and the railway 	<ul style="list-style-type: none"> • Would destroy nature of village • Loss of access to countryside • Land is water logged • Loss of informal recreation area 	

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Appendix 1A – Consultation Responses				
Site Reference	Site Area / Proposal	Support	Objection	General Comment
		<ul style="list-style-type: none"> • Would help minimise the increase in traffic flows around the village centre especially if a new road was created from Black Dyke Road east of Railway to Sandside Road. Such an access would also assist with access to the village for high vehicles. 	<ul style="list-style-type: none"> • Impact on landscape quality • Mixture of lime and acid damp to wet grassland with waters edge and valuable aquatic habitat in beck that runs through the site. High landscape amenity value on approach to village, adjacent to coast. (Arnside and District Natural History Society) 	

Appendix 1B – Consultation responses on emerging site options (October 2010)

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Appendix 1B – Consultation Responses (October 2010)				
Site reference	Site area / Proposal	Support	Objection	General Comment
MN20	0.54 ha / Employment / other		<p>The suggested sites in Arnside are not thought to adversely impact upon the capacity, operation and safety of the Strategic Road Network within South Lakeland (Highways Agency)</p> <p>No sewer network. Would require pumping (United Utilities)</p> <p>Flood Zone 3. High risk. Possibly vulnerable to tidal flooding - floor levels/ground levels important. (Environment Agency)</p> <p>Possible tidal flooding mitigation measures required. (SLDC Environment Protection Officer)</p> <p>Feasible. Bats and tree constraints. (Cumbria Wildlife Trust)</p>	
R393M (R393+part of R395)	0.42 ha / Residential		<ul style="list-style-type: none"> • Access ok from Briery Bank (Cumbria County Council – Highways) • The suggested sites in Arnside are not thought to adversely impact upon the capacity, operation and safety of the Strategic Road Network within South Lakeland (Highways Agency) 	

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Appendix 1B – Consultation Responses (October 2010)				
Site reference	Site area / Proposal	Support	Objection	General Comment
			<ul style="list-style-type: none"> • Spare Capacity but cumulative impact may mean intervention required. (United Utilities) • No comment (Environment Agency) • Green field site - no known flooding issues. PPS25 also consideration for existing natural collection points/ hollows on land. Surface water run off after development must not exceed green field run off rates and wherever possible further reduce the impact of flooding. SW management here may benefit flooding issues below (SLDC Environment Protection Officer) <p>Feasible. Hedges and trees. Likely bat interest. (Cumbria Wildlife Trust)</p>	
R81	1.47 ha / Residential		<ul style="list-style-type: none"> • Access via Red Hills Road will need further consideration due to junction spacing. Lawrence Drive has limited capacity to serve the site. Ideally access road would connect from Red Hills Road to Lawrence Drive but subject to above point re junction spacing. (Cumbria County Council – Highways) 	

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Appendix 1B – Consultation Responses (October 2010)				
Site reference	Site area / Proposal	Support	Objection	General Comment
			<ul style="list-style-type: none"> • The suggested sites in Arnside are not thought to adversely impact upon the capacity, operation and safety of the Strategic Road Network within South Lakeland (Highways Agency) • Spare Capacity but cumulative impact may mean intervention required (United Utilities) • Flood Zone 1. Low Risk. No comment. (Environment Agency) • Green field site - no known flooding issues. PPS25 also consideration for existing natural collection points/ hollows on land. Surface water run off after development must not exceed green field run off rates and wherever possible further reduce the impact of flooding. (SLDC Environment Protection Officer) <p>Feasible. Tree/hedge interest. Possibly butterfly use from adjacent County Wildlife Site Likely to be (breeding?) waders and birds associated with Morecambe Bay Ramsar/SAC/SPA using this site. (Cumbria Wildlife Trust)</p>	
RN225	1.08 ha /		<ul style="list-style-type: none"> • Limited visibility not acceptable 	

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Appendix 1B – Consultation Responses (October 2010)				
Site reference	Site area / Proposal	Support	Objection	General Comment
	residential		<p>without major improvements to achieve forward visibility and junction visibility standards. Would require hedge to be removed. Protected ?? (Cumbria County Council – Highways)</p> <ul style="list-style-type: none"> • The suggested sites in Arnside are not thought to adversely impact upon the capacity, operation and safety of the Strategic Road Network within South Lakeland (Highways Agency) • Spare Capacity but cumulative impact may mean intervention required (United Utilities) • Flood Zone 1. Low Risk. No comment. (Environment Agency) • Green field site - no known flooding issues. PPS25 also consideration for existing natural collection points/ hollows on land. Surface water run off after development must not exceed green field run off rates and wherever possible further reduce the impact of flooding. SW management here may benefit flooding issues below (SLDC Environment Protection Officer) 	

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Appendix 1B – Consultation Responses (October 2010)				
Site reference	Site area / Proposal	Support	Objection	General Comment
			<p>Feasible. Likely to be (breeding?) waders and birds associated with Morecambe Bay Ramsar/SAC/SPA using this site. (Cumbria Wildlife Trust)</p>	
R395M (Part of R395)	0.5 ha / Residential		<p>The suggested sites in Arnside are not thought to adversely impact upon the capacity, operation and safety of the Strategic Road Network within South Lakeland (Highways Agency)</p> <p>Spare Capacity but cumulative impact may mean intervention required. (United Utilities)</p> <p>Green field site - no known flooding issues. PPS25 also consideration for existing natural collection points/ hollows on land. Surface water run off after development must not exceed green field run off rates and wherever possible further reduce the impact of flooding. SW management here may benefit flooding issues below (SLDC Environment Protection Officer)</p> <p>Feasible although the habitat needs to be checked as it was unimproved grassland in the Phase 1 survey data which means that it is likely to be species rich. (Cumbria</p>	

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Appendix 1B – Consultation Responses (October 2010)				
Site reference	Site area / Proposal	Support	Objection	General Comment
			Wildlife Trust)	
R693M (R693 modified)	2.51 ha / Residential		<p>The suggested sites in Arnside are not thought to adversely impact upon the capacity, operation and safety of the Strategic Road Network within South Lakeland (Highways Agency)</p> <p>Spare Capacity but cumulative impact may mean intervention required. (United Utilities)</p> <p>No comment (Environment Agency)</p> <p>Green field site - no known flooding issues. Careful consideration required due to adjacent low lying flood plain. (SLDC Environment Protection Officer)</p> <p>Feasible. Likely to be (breeding?) waders and birds associated with Morecambe Bay Ramsar/SAC/SPA using this site. (Cumbria Wildlife Trust)</p>	
R88M (Part of R88)	0.26 ha / Residential		<p>Subject to detailed design and possible parking restrictions. (Cumbria County Council – Highways)</p> <p>The suggested sites in Arnside are not thought to adversely impact upon the capacity, operation and safety of the</p>	

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Appendix 1B – Consultation Responses (October 2010)				
Site reference	Site area / Proposal	Support	Objection	General Comment
			<p>Strategic Road Network within South Lakeland (Highways Agency)</p> <p>Spare Capacity but cumulative impact may mean intervention required (United Utilities)</p> <p>Flood Zone 1. Low Risk. Very edge of an area of defended floodplain. (Environment Agency)</p> <p>Will need culvert to be relaid. Perfectly possible to develop. (SLDC Environmental Protection Officer)</p> <p>Feasible. Likely to be (breeding?) waders and birds associated with Morecambe Bay Ramsar/SAC/SPA using this site. (Cumbria Wildlife Trust)</p>	

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Appendix 2 - Evidence: Arnside

Appendix 2 - Evidence					
Site Reference	Site Area / Proposal	Suitability	Availability	Viability	General
MN20 (emerging option)	0.45 ha / Mixed use	AA Screening Report states: "We cannot be sure that there will not be an affect on a European site." This site falls within 100m of the boundary of one or more European sites, and also has another characteristic which results in it not being possible at this stage to rule out an adverse effect.	Unknown	Unknown development constraints.	Not directly covered by SHLAA or Gillespies
R693 (R693 comprises part of emerging option R693M)	0.68 ha / Residential	<p>Lower level site flooding, constraining development potential.</p> <p>Infrastructure requirements</p> <p>Localised environmental impacts only notwithstanding AONB</p> <p>Close to public transport, services and Employment</p> <p>Grassland area along Black Dyke Road in between housing on one side and railway line. Could infill this area.</p> <p>Localised views from existing houses on Black Dyke Road would be affected.</p>			Deemed as suitable for development in the Housing and Employment Land Search Study (Arnside site 2 – Category 5 site)

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Appendix 2 - Evidence					
Site Reference	Site Area / Proposal	Suitability	Availability	Viability	General
R694	0.70 ha / Residential	<p>Flood risk</p> <p>Infrastructure requirements</p> <p>Enhanced access to public transport required</p> <p>Good access to facilities, public transport and employment</p> <p>Grassland area along Black Dyke Road in between housing on one side and railway line.</p> <p>Could infill this area.</p>		Small site & site levels reduce viability a little.	Deemed as suitable for development in the Housing and Employment Land Search Study (Arnside site 3, Category 5 site)
R81 (emerging option)	1.25 ha / Residential	<p>Site has good potential for residential development. Adjacent to existing residential estate. Field, currently used for grazing sheep.</p> <p>Constraints identified by United Utilities: Some WwN capacity issues associated with Arnside.</p> <p>Greenfield, agricultural land</p> <p>New access required</p> <p>Within Local Plan zoned Important Open Space (i.e. potential for impact)</p>	Appears to be single, private ownership	Excellent marketability and viability (no known exceptional costs)	SHLAA site 518 – Category 2 site

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Appendix 2 - Evidence					
Site Reference	Site Area / Proposal	Suitability	Availability	Viability	General
R695	1.27 ha / Residential	<p>Potential loss of trees, which would alter the character of the area.</p> <p>Public transport some distance</p> <p>Good access to facilities</p> <p>Significant environmental constraints – AONB, Ancient Woodland</p> <p>Woodland and topography restrict development potential and the quality of long views from the Knott should be preserved. A recent apartment development (The Grange) on the edge of the built up area just below the Knott forms a dominant element in views from the Knott. Further development would increase these impacts unless carefully managed, although there is some potential for small pockets of development.</p>			Deemed as suitable for development in the Housing and Employment Land Search Study (Arnside site 1 – Category 6)
R88 (Part of R88 comprises emerging option R88M)	1.39 ha / Residential	<p>Public footpath bisects site. Very close to Arnside railway station. Sloping land, adjacent to existing residential adjacent.</p> <p>Constraints identified by United Utilities: Some WwN capacity issues associated with Arnside. Within Local Plan zoned Important Open Space (i.e. potential for impact).</p>	Site not in active use at present. Site in single, private ownership	Excellent marketability and viability (no known exceptional costs)	SHLAA site 517 – Category 1 site
RN183 (part	4.25 ha /	Part of important open space, but development			Not included

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Appendix 2 - Evidence					
Site Reference	Site Area / Proposal	Suitability	Availability	Viability	General
of R395)	Residential	supported by the landowner			within the SHLAA or the Employment and Housing Land Search Study
R395 (Part of R395 comprises emerging options R395M & R393M)	8.48 ha / Residential	Recreation and/or important open space site			Not included within SHLAA or the Employment and Housing Land Search Study
RN149	24.55 ha / Residential	<p>The Employment and Housing Land Search Study identifies the site as forming part of the 'North East Arnside Landscape Character Area'. It states to the north east the physical edge of Arnside is clearly delineated by the railway line and the open farmland beyond is typical of the low lying mosslands of the area, allowing extensive views over the pastoral landscape to the extensively wooded higher land around Sandside and Storth.</p> <p>Development to the north east of the railway line would significantly affect the character of this rural landscape and encroachment into this area should not be supported.</p>			Not identified in the Employment and Housing Land Search Study – development to the north east

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Appendix 2 - Evidence					
Site Reference	Site Area / Proposal	Suitability	Availability	Viability	General
		AA Screening Report states: "We cannot be sure that there will not be an affect on a European site." This site falls within 100m of the boundary of one or more European sites, and also has another characteristic which results in it not being possible at this stage to rule out an adverse effect.			

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Appendix 3 - Sustainability Appraisal - Arnside

The following scoring system is applied although a smaller range of scoring options will be used against some criteria as appropriate (in brackets, the source of information used to derive scores for each criteria is shown):

-  Contributes significantly towards sustainability objectives
-  Contributes moderately towards sustainability objectives
- ~ Neutral (may include positive and negative effects balancing one another out)
- X Detracts moderately from sustainability objectives
- XX Detracts significantly from sustainability objectives
- ? Unknown



SP1

Access to a Village Hall or other civic buildings (GIS layer showing location of village halls with buffer rings to indicate distances)

-  More than one VH or CB in settlement
-  One VH or CB in settlement
- ~ Haven't got one in settlement, but one nearby (about 2km walking distance)
- X No VH or CB in settlement or nearby

SP2

Access to a shop selling goods to meet day-to-day needs (GIS layer showing location of shops with buffer rings to indicate distances, local knowledge of type of shop/goods sold)

-  Shop within 500m
-  Shop between 500m and 3km away
- ~ Shop 3-5km away
- X Shop over 5km away

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SP3

No criteria were used to assess sites against this objective as all housing sites will automatically help to provide people with homes and all employment sites will support access to homes by helping to raise average incomes and provide jobs, which in turn will help people to access housing.



SP4

Access to educational facilities (GIS layer showing location of schools with buffer rings to indicate distances)

Primary Schools



-  Primary School within 500m
-  Primary School within 1km
- X** Primary School within 3km
- XX** Primary school over 3km away

Secondary Schools

-  Secondary school within 1.5km
-  Secondary school within 3km
- X** Secondary school within 5km
- XX** Secondary school over 5km away

SP5

Access to health services (GIS layer showing location of village halls with buffer rings to indicate distances)



-  GP surgery within 1km
-  GP surgery 1-4km
- X** GP surgery 4-6km away
- XX** GP surgery over 6km away

SP6

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Location in relation to existing communities¹ (maps, local knowledge and aerial photographs)

-  Site is within an existing community
-  Site is on the edge of an existing community
- ~ Site is attached to an existing group of buildings no more than around 2km from an existing community
- X Site is attached to an existing group of buildings over around 2km from an existing community
- XX Site is not with a group or is attached to an existing group that is over 2km from an existing community



EN1

Protecting and enhancing biodiversity and potential to contribute (GIS layers of sites of biodiversity importance and species records)

To score this criterion, notes were made as to any biodiversity/geodiversity designation of species recorded that might be affected by the site.



EN2

Effect on landscape character (maps, local knowledge and aerial photographs)

-  Potential for significant positive effect on landscape character
-  Potential for moderate positive effect on landscape character
- ~ Likely neutral effect on landscape character
- X Potential for moderate negative effect on landscape character
- XX Potential for significant negative effect on landscape character

EN3

Effect on built environment and potential to contribute (GIS layers showing Scheduled Monuments and Listed Buildings, local knowledge, aerial photos)

-  Clear potential to significantly improve built environment, including where this would enhance the setting of a listed building or SAM
-  Clear potential to moderately improve built environment, including where this would enhance the setting of a listed building or SAM
- ~ Limited potential to improve built environment but no evidence to suggest negative effects to built environment likely



¹ within existing community does not automatically mean within the development boundary, this criteria relates to the sense of being within community rather than access to services.

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- X Moderate potential to detract from built environment, including where this would detract from the setting of a listed building or SAM
- XX Significant potential to detract from built environment, including where this would detract from the setting of a listed building or SAM

NR1

Effect on air quality (size, development type and location of site, local knowledge, proximity to known areas of air quality issues)

-  Potential to significantly contribute to addressing air quality issues
-  Potential to moderately contribute to addressing air quality issues
- ~ Limited potential to contribute to addressing air quality issues but no evidence to suggest exacerbation of them
- X Potential to moderately exacerbate air quality issues
- XX Potential to significantly exacerbate air quality issues

NR2



Water supply and effect on water resources and services (comments provided by United Utilities)

United Utilities' comments on sites were used to 'score' against this criterion. In cases where they did not comment, a '?' is given as the score. There are many sites that had not been put forward for consideration at the time that UU made comments on sites and thus, many have been given a '?', whilst there are others that UU simply chose, for whatever reason not to comment on. Sites proposed subsequently have still been commented on by United Utilities, although the comments have not been used to rescore sites in relation to the SA.

NR3

Greenfield or Brownfield (local knowledge, maps, aerial photos)

Along with the score given, it was also noted if the site could be considered infill or rounding off e.g. even if a site scored XX it could be more favourable if it was also a rounding off site.



-  Brownfield site within existing development boundaries
-  Brownfield site on edge of settlement
- ~ Greenfield site within existing development boundaries
- X Brownfield site not joined to an existing settlement
- XX Greenfield extension to settlement OR Greenfield open countryside

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NR4

Proximity to recycling facilities (GIS layer showing location of recycling bring sites with buffer rings to indicate distances)

-  Within 500m of recycling site.
-  Within 1km of recycling site
- ~ 1-5km of recycling site
- X Over 5km of recycling site



EC1, EC3

Access to further/higher education and training facilities including main adult education centre locations, colleges, universities (GIS layer showing location of such facilities with buffer rings to indicate distances)

-  Within 1km of further/higher education or training facility
-  1-4km away from further/higher education or training
- ~ 4-6km away from further/higher education or training facility
- X 6-10km away from further/higher education or training facility
- XX 10 or more km away from further/higher education or training facility



EC2

Access to jobs (GIS layer showing location of key employment areas with buffer rings to indicate distances)

-  Within 1km of key employment area
-  1-4km away from key employment area
- X 4-6km away from key employment area
- XX 6km or more away from key employment area

Additional cross-cutting criteria (relevant to more than one sustainability objective)

Access to Transport (GIS layers showing bus routes and buffers to indicate distances)



-  Within 0.4km of a frequent bus route
-  Between 0.4 and 0.8km of a frequent bus route

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- ~ Within 0.4km of an infrequent bus route
- X Between 0.4 and 0.8km of an infrequent bus route
- XX More than 0.8km of any bus route

Access to open space and potential to contribute (GIS layers showing location and type of open spaces and buffer rings to show their catchments)



A note should be made alongside the score given if the development of a site would result in the loss of Important Open Space.

-  Within catchment of at least 3 existing open space typologies
-  Within catchment of at least 2 existing open space typologies
- ~ Within catchment of at least 1 existing open space typology
- XX Not within catchment of any open space typology OR removes provision with little or no potential to contribute to provision



Flood risk (GIS layers showing Flood Risk Zones – provided by the Environment Agency)

-  Within Zone 1
- ~ Within Zone 2
- X Within Zone 3a
- XX Within Zone 3b

Potential for incorporating energy efficiency and renewable energy (local knowledge, maps, aerial photos)

-  Excellent potential for incorporating energy efficiency and renewable energy
-  Good potential for incorporating energy efficiency and renewable energy
- ~ Some potential for incorporating energy efficiency and renewable energy
- X Possible constraints to incorporating energy efficiency and renewable energy
- XX Clear constraints to incorporating energy efficiency and renewable energy

Access to Cultural and Leisure facilities (GIS layers showing location of such facilities and buffer rings to show distances)



-  At least 2 leisure or cultural facilities within 6km.
-  At least 2 leisure or cultural facilities within 8km.

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- ~ 1 leisure or cultural facility within 8km.
- X 1 leisure or cultural facility within 10km
- XX No major leisure or cultural facility within 10km

Potential to use existing recycled materials (maps, aerial photos and local knowledge were used to check whether the development of a site could use existing buildings)

-  Potential for all of development to make use of existing buildings.
-  Potential for part of development to make use of existing buildings and the remainder has potential for use of recycled building materials.
- ~ All new build but potential for use of recycled building materials.
- X Limited potential for use of recycled building materials.

Potential for coalescence (maps, aerial photos and local knowledge)

-  Development of site has no potential to contribute to coalescence of settlements currently or in the foreseeable future
-  Development of site unlikely to contribute to coalescence of settlements currently or in the foreseeable future
- ~ Development of site unlikely to contribute to coalescence of settlements now but could in the future
- X Development of site likely to contribute to coalescence of settlements now or in the future
- XX Development of site will cause coalescence of settlements

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Colour Code		
✓ ✓		Positive
✓		↑
~		
XX		↓
XX		Negative

(NB. Please ignore the □ symbol.)

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Appendix 3 - Sustainability Appraisal								
Ref. No.	Land use	Village Hall or Other Civic Building	Shop	Access to Educational Facilities: P S	Biodiversity	Health Services (GPs)	Flood Risk	Location in relation to existing communities
RN149	R	✓ (1 facility, Arnside)	✓ (3km)	✓ (though SE part of site is x and NW part of site is ✓ ✓) x	Numerous key species, Coastal and floodplain grazing marsh	✓ ✓	X	✓
R395 (Part of R395 comprises emerging options R395M & R393M)	R	✓ (1 facility, Arnside)	✓ ✓ (0.5k m)	✓ ✓ (SE part of site is ✓) xx	Numerous key species	✓ ✓	✓ ✓	✓ ✓
RN183 (part of R395)	R	✓ (1 facility, Arnside)	✓ ✓ (0.5k m)	✓ ✓ xx (though E part of site is x)	Numerous key species	✓ ✓	✓ ✓	✓ ✓
R88 (Part of R88 comprises emerging option R88M)	R	✓ (1 facility, Arnside)	✓ ✓ (0.5k m)	✓ ✓ x	Numerous key species	✓ ✓	✓ ✓	✓ ✓
R695	R	✓ (1 facility, Arnside)	✓ (3km)	✓ (W part of site is x) xx	Numerous key species, Ancient semi natural woodland, Key species interest high brown fritillary extant site	✓ ✓	✓ ✓	✓

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Appendix 3 - Sustainability Appraisal									
Ref. No.	Land use	Village Hall or Other Civic Building	Shop	Access to Educational Facilities: P S		Biodiversity	Health Services (GPs)	Flood Risk	Location in relation to existing communities
R81 (emerging option)	R	✓ (1 facility, Arnside)	✓ ✓ (0.5km)	✓ (E part of site is ✓ ✓)	xx	Numerous key species	✓ ✓	✓ ✓	✓ ✓
R694	R	✓ (1 facility, Arnside)	✓ (3km)	✓	xx	Numerous key species	✓ ✓	✓ ✓	✓
R693 (R693 comprises part of emerging option R693M)	R	✓ (1 facility, Arnside)	✓ (3km)	50:50 ✓ : ✓ ✓	50:50 x:xx	Numerous key species	✓ ✓	X	✓
MN20 (emerging option)	M	✓ (1 facility, Arnside)	✓ ✓ (0.5km)	✓ ✓	x	Numerous key species	✓ ✓	X	✓
R393 (R393 comprises part of emerging option R393M)	R	✓ (1 facility, Arnside)	✓ ✓ (0.5km)	✓ ✓	xx	Numerous key species	✓ ✓	✓ ✓	✓
RN225 (emerging option)	R	✓ (1 facility, Arnside) □	✓ ✓ 85%: ✓ 15% □	✓ □	XX	Several key species	✓ ✓ □	✓ ✓ □	✓ ✓ □

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Appendix 3 - Sustainability Appraisal								
Ref. No.	Land use	Landscape character	Built envn	Air quality	Water Supply	Greenfield or brownfield	Recycling	Education and Training
RN149	R	X (AONB)	~	X	?	X X	✓ ✓ (but northern third of site ✓)	~ (However, Arnside Educational Institute in village)
R395 (Part of R395 comprises emerging options R395M & R393M)	R	X (AONB)	X	X	?	~ (Some houses already on site)	✓ (but south eastern portion of site ✓ ✓)	~ (However, Arnside Educational Institute in village)
RN183 (part of R395)	R	X (AONB)	X (setting of saltcotes hall)	X	?	~	✓	~ (However, Arnside Educational Institute in village)
R88 (Part of R88 comprises emerging option R88M)	R	X (AONB)	X (setting of saltcotes hall)	X	UU – No	~	✓ (but northernmost strip of site ~)	~ (However, Arnside Educational Institute in village)
R695	R	X (AONB)	? ~	X	UU – OK	X X	~	One third of site ~ other third X (however, Arnside Educational Institute in village)
R81 (emerging option)	R	X (AONB)	? ~	X	UU – No	~	~ (but westernmost portion of site ✓)	~ (However, Arnside Educational Institute in village)
R694	R	X (AONB)	? ~	X	UU – OK	X X	✓ ✓	~ (However, Arnside Educational Institute in village)

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Appendix 3 - Sustainability Appraisal								
Ref. No.	Land use	Landscape character	Built envn	Air quality	Water Supply	Greenfield or brownfield	Recycling	Education and Training
R693 (R693 comprises part of emerging option R693M)	R	X (AONB)	~	X	UU – No	X X	✓ ✓ (but northernmost portion of site ✓)	~ (However, Arnside Educational Institute in village)
MN20 (emerging option)	M	✓ (AONB but site unsightly currently) □	✓ ✓	X	?	✓	✓	~ (However, Arnside Educational Institute in village)
R393 (R393 comprises part of emerging option R393M)	R	X (AONB)	? ~	X	?	✓ ✓	✓	~ (However, Arnside Educational Institute in village)
RN225 (emerging option)	R	~	~	X	?	~	✓ 75%: ✓ ✓ 25% □	X

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Appendix 3 - Sustainability Appraisal								
Ref. No.	Land use	Access to jobs	Transport	Open Space	Energy Efficiency	Culture and Leisure	Recycled materials	Coalescence
RN149	R	✓	✓ ✓ (but far south-eastern corner ✓)	✓ (only part of site is within catchment of two typologies)	~	✓ ✓	✓	X
R395 (Part of R395 comprises emerging options R395M & R393M)	R	✓	✓ ✓	✓ (within catchment of 2, partly a third but removes provision)	~	✓ ✓	✓	✓ ✓
RN183 (part of R395)	R	✓	✓ ✓	✓ (within catchment of 2, partly a third but removes provision)	~	✓ ✓	~	✓ ✓
R88 (Part of R88 comprises emerging option R88M)	R	✓	✓ ✓	✓ (within catchment of 2, partly a third but removes provision)	~	✓ ✓	~	✓ ✓
R695	R	✓	✓	✓ (however, is Woodland Trust site)	~	✓ ✓	~	✓ ✓
R81 (emerging option)	R	✓	✓ ✓ (but very far west strip of site ✓)	✓ (within catchment of 2, partly a third but removes provision)	~	✓ ✓	~	✓ ✓

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Appendix 3 - Sustainability Appraisal								
Ref. No.	Land use	Access to jobs	Transport	Open Space	Energy Efficiency	Culture and Leisure	Recycled materials	Coalescence
R694	R	✓	✓ ✓	✓ (only part of site is within catchment of two typologies) ~		✓ ✓	~	✓ ✓
R693 (R693 comprises part of emerging option R693M)	R	✓	✓ ✓	✓	~	✓ ✓	~	✓
MN20 (emerging option)	M	✓	✓ ✓	✓	~	✓ ✓	✓	✓
R393 (R393 comprises part of emerging option R393M)	R	✓	✓ ✓	✓ ✓ □	~	✓ ✓	✓ ✓	✓ ✓
RN225 (emerging option)	R	✓ □	✓ ✓ □	66% ✓ ✓ 33% ✓	~	✓ ✓ □	~	✓ ✓ □

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SA Score Summary

Appraisal was undertaken of all sites except those proposed for open space/green gap uses, as it is not considered that these are likely to result in negative impacts on sustainability and few criteria would apply.

Overall, Arnside scores best in terms of access to health services, transport and culture and leisure and in relation to sites' locations in relation to the existing community. Sites proposed in the village also score generally well in terms of coalescence and flood risk and access to a village hall, shop and primary school.

Arnside scores least well in terms of access to a secondary school, take-up of greenfield land, landscape character, built environment and access to open space. The latter however is due to the fact that several sites proposed would remove provision if developed rather than because they are outwith provision catchments

The mediocre scores against access to a secondary school and education and training facilities suggest that Arnside would benefit from improved access to the closest secondary school. Arnside Educational Institute should provide some counterbalance to the lack of good scores against access to education and training facilities.

Scores show that care will need to be taken to ensure that use of recycled materials and energy efficiency/renewable energy measures are encouraged as few of the sites in Arnside have any clear evidence of in-place opportunities for this. Care will also need to be taken to ensure that impacts on the landscape, biodiversity, air quality and the built environment are avoided or minimised and that adequate water supply capacity is in place.

The sites that score best overall are MN20, R393 and RN225.

Site R695 scores least well.

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Appendix 4 – Parish Plans: Arnside

- Parking, traffic circulation, inadequacies in transport system, ensuring planning decisions preserve the character of the parish, lack of workspace and work opportunities for young people.
- Housing implications – more affordable and/or local occupancy housing to retain and attract young families. Housing for the elderly including sheltered. Housing that is the right size to meet need. Few households with dependent children, few single people. Would benefit from “more of a mixture” of types of household/family.
- “Significant support for affordable housing.....as well as for the creation of more employment opportunities”
- Most support for smaller starter homes and converting larger, existing homes into smaller units
- Service and accessibility implications of relatively aged population.
- Good provision of shops/services for it’s size – support and retain
- Recent loss of several local shops and the last bank leaving some gaps in provision – replacement businesses geared toward tourist needs rather than the needs of locals Service implications – support and retain those that remain, keep a check on number of purely tourist orientated businesses such as gift shops that do not necessarily serve local needs.
- Need for after school clubs, a holiday scheme and a nursery class at the school were all considered high priority for children, but there were also reasonable levels of support for day care/separate nursery facilities, a playgroup and registered childminders. Support for provision of adult/evening classes/courses
- Few job opportunities and few facilities for those wishing to start up a new business.
- People have to travel to jobs, need to find land for suitable premises
- Concern that much of the service provision would not be retained/viable if it weren’t for the tourism, similarly, if it weren’t for the high numbers of retirees, many of the organisations and clubs, which require volunteers able to commit the time to keep them going, might not exist
- Lack of places for overnight stays other than caravan parks – most visitors come only for the day or part of. Potential to diversify/expand/support tourism – conversions to B&Bs, hotels.
- Location means vehicles/people do not pass through on their way to somewhere else = lack of passing trade. Need to retain tourism draw, signage, retain rail service.
- Considerable number of members of the community who have little or no interest in the activities and functions of SLDC according to survey
- ¼ survey respondents think there should be no more house building in Arnside
- Apparently high number of people wanting to move into the parish, many citing house prices as restricting factor

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- Around 110 second homes in Arnside
- Better provision for young people – skateboarding/rollerblading/biking area in the memorial playing field, create a premises for a Youth Centre
- Would like to see Ashmeadow House and Gardens used for the benefit of the community or if not, monies from the sale of Ashmeadow used to that end (new Community building)
- Relocation of library to more accessible point, currently on steep land, difficult for the elderly to access. New library might be best as a multi-use building, incorporating workspaces, info centre, PC Office, youth centre, crèche facilities, facilities for younger children, IT suite, displays, police surgeries (Ashmeadow considered to be ideal for this sort of multi use)
- A number of unused or dilapidated buildings which could be put to better use
- Would like to see chapel brought into “suitable additional use for the parish” through connection to water and electricity supply and a strategy for facility development
- Craft workshops and IT Centre to create new work opportunities
- A small industrial/engineering unit was only supported by 20% of respondents
- Of those looking to start up a business, the main barrier was identified as being a lack of premises, followed by lack of finance and lack of advice/info
- Would like to see fewer visitors arriving by car and coach and more staying overnight or longer
- 44% survey respondents state that they are dependent on the rail service and concern over reports of possible closure of the Furness line
- Lack of access to station platforms, particularly for the disabled
- List of restrictions preventing easy solution to parking problems p.20 in plan
- Newspapers were the item that most people bought in Arnside, followed by pharmacy/medical prescriptions and daily groceries. The only thing on the list that people did not buy at all in Arnside was furniture. After Arnside, Kendal was the place where people bought most goods/services. People thought that, in order of preference, ‘exceptional measures’ should be taken to retain the following; PO, chemist, general store, butcher, baker, other.
- 87% see the quality of the surrounding countryside as very important
- 69% would support the bringing of the dilapidated buildings in the parish into better use
- 75% would support bringing the chapel into better use
- 59% support youth facilities on the memorial field
- 66% would support a new youth centre
- 82% dependent on car or van, 44% on train

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- Improvement to routes and timetables was considered the main thing that would encourage people to use the bus services more.
Greater reliability with regard to the train.
- 29% feel that SLDC's decisions on planning applications are inappropriate.