

ARNSIDE AND SILVERDALE AONB DEVELOPMENT PLAN DOCUMENT

Sustainability Appraisal Addendum – Proposed Main Modifications

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VERSION CONTROL

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This report dated 03 October 2018 has been prepared for Lancaster City and South Lakeland District Councils (the "Client") in accordance with the terms and conditions of appointment dated 12 February 2015 (the "Appointment") between the Client and **Arcadis (UK) Limited** ("Arcadis") for the purposes specified in the Appointment. For avoidance of doubt, no other person(s) may use or rely upon this report or its contents, and Arcadis accepts no responsibility for any such use or reliance thereon by any other third party.

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1 Introduction

This SA Addendum provides an update to the published Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) (hereinafter referred to as SA) of the Arnside and Silverdale Area of Outstanding Natural Beauty (AONB) Development Plan Document (DPD) on behalf of Lancaster City and South Lakeland District Councils that was finalised in October 2017.

The SA process commenced in the summer of 2015 with a Scoping Study¹, which set out the scope and level of detail of the SA. In autumn 2015 an SA of the AONB DPD Issues and Options² was undertaken, which appraised the emerging vision and objectives as well as draft development and policy area options. In October 2017 the SA Report³ of the Publication version of the AONB DPD was issued.

The AONB DPD was submitted to the Secretary of State (Planning Inspectorate) for public examination in February 2018. Following the Examination hearings in June 2018, a number of Main Modifications to the DPD have been proposed to help ensure that the Plan can be found ‘sound’ by the Inspector.

Main Modifications are substantive changes to components of the DPD that can alter the meaning of policies and strategies. The purpose of this SA Addendum is to ensure that the social, environmental and economic effects of the proposed Main Modifications are fully assessed and accounted for in the SA. Table 2-1 sets out each of the Main Modifications proposed for the AONB DPD and the extent to which these require changes to be made to the SA.

¹ Arnside and Silverdale AONB DPD SA Scoping Report (June 2015) - 020-UA001453-UE31-01-F

² Arnside and Silverdale AONB DPD SA of Issues and Options Report (November 2015) – 021-UA001453-EEA-01-F

³ Arnside and Silverdale AONB DPD SA of Draft Development Plan Document (October 2017)

2 Main Modifications

Each of the Main Modifications proposed for the AONB DPD is listed and described in Table 2-1. New text is shown highlighted in red and deleted text is shown struck through in blue. Each of these changes is substantive and has been reviewed for the extent to which it bears significance to findings in the published SA Report.

Planning Practice Guidance advises that modifications to the SA should be appropriate and proportionate in light of modifications to the Plan and that further assessment in the SA may be required should the modifications to the Plan be capable of giving rise to additional significant effects. The 'Significance to SA column' explains if, and why, changes to the SA are needed as a result of the proposed Main Modifications and what actions have subsequently been taken.

Summary of findings

Each Main Modification proposed for the AONB DPD has been assessed in this SA Addendum as being unlikely to result in any significant effects. The assessment findings presented in the published SA Report therefore remain valid and no changes to the SA are required in light of these modifications. The AONB DPD as modified will continue to be likely to have predominantly significant positive effects.

Table 2-1: Proposed Main Modifications for Public Consultation

Main Mod Ref.	SLDC Proposed Main Modification	Significance to the SA
MM1_A ONB	<p>Policy Text:</p> <p>AS01 – Development Strategy</p> <p>A landscape capacity-led approach to development will be taken in the AONB. Great weight will be given to the principle of conserving landscape and natural beauty, wildlife and cultural heritage in the AONB.</p> <p>All Development All development in the Arnside & Silverdale AONB should be sustainable, consistent with the primary purpose of AONB designation, and support the Special Qualities of the AONB as set out in the AONB Management Plan.</p> <p>Development within Local Service Centres To promote vibrant local communities and support services, small scale growth and investment will be supported in the identified Local Service Centres where it closely reflects identified local needs within the AONB and conserves and enhances the local landscape and settlement character. The following villages are defined as AONB Local Service Centres: Arnside, Silverdale, Sandside/Storth and Warton.</p> <p>Development in Small Villages In the Small Villages of Yealand Redmayne, Yealand Conyers, Hale, Carr Bank, Slackhead and Beetham, development will typically be limited to conversion of buildings, re-use of brownfield land or regeneration opportunities. In Beetham, other proposals will be considered for their suitability in relation to the level of services and facilities available in the village.</p> <p>contd.</p> <p>AS01 – Development Strategy contd.</p> <p>Development proposals within the Small Villages will be permitted only where they:</p> <ul style="list-style-type: none"> (I) reflect and reinforce conserve and enhance the area's distinctive landscape and settlement character of the area's settlements; (II) closely reflect demonstrable local needs within the AONB; and (III) demonstrate an efficient use of previously developed land or buildings or help sustain an existing business. <p>Development on the edge of and outside settlements Development proposals on the edge of and outside settlements, including in hamlets and the open countryside, will be treated as exceptions and will be permitted only where they demonstrate that:</p> <ul style="list-style-type: none"> (IV) there would be no adverse impact on settlement or landscape character; and that (V) there is an essential need for a rural location; or (VI) it will help to sustain an existing business, including farm diversification schemes; or (VII) it contributes to the meeting of a proven and essential housing need in that location; or (VIII) it represents a sensitive and appropriate reuse, redevelopment or extension of an existing building. 	<p>This modification amends text in relation to development proposals permitted within Small Villages. These amendments clarify the types of permitted development and help to ensure there is consistency with language used elsewhere in the DPD whilst reducing duplication.</p> <p>Whilst development in the AONB can potentially have an adverse impact on sensitive natural landscapes, this Modification doesn't change the principle behind this policy. The assessment provided in the published SA Report for this policy therefore remains accurate and valid and no changes to the assessment or the SA are required.</p> <p>This Modification has been screened out of SA.</p>

Main Mod Ref.	SLDC Proposed Main Modification	Significance to the SA
	<p>Major Development Proposals for major development will not be permitted in the AONB, unless the proposal can be demonstrated to be in the public interest and exceptional circumstances exist.</p> <p>Whether a proposed development constitutes major development will be a matter for the relevant decision taker, taking into account the individual characteristics and circumstances of the proposal and the local context. In determining whether a proposed development constitutes major development the Councils will consider whether by reason of its scale, form, character or nature, the proposal has the potential to have a significant adverse impact on the natural beauty of the AONB.</p> <p>In determining whether exceptional circumstances exist the Councils will consider:</p> <ul style="list-style-type: none"> (IX) the need for the development, including any national considerations, and the impact of permitting or refusing it upon the local economy; and (X) the cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way; and (XI) any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated. <p>The intimate nature of the AONB landscape means that even some smaller-scale proposals may be considered to be major development depending on the local context.</p> <p>Brownfield Land The categorisation of a site as brownfield does not negate or outweigh the need for the full and careful consideration of the impacts of a development on the AONB against the full range of policy requirements.</p>	
MM2_A ONB	<p>Policy Text:</p> <p>AS02 – Landscape</p> <p>Within the Arnside & Silverdale AONB, development proposals will be required to demonstrate how they conserve and enhance the landscape and natural beauty of the area. Proposals will not be permitted where they would have an adverse effect upon the landscape character or visual amenity of the AONB. or its setting.</p> <p>Development proposals will be supported where they:</p> <ul style="list-style-type: none"> (I) take into account the AONB Landscape and Seascape Character Assessment, and other relevant evidence; and (II) reflect the rural nature, historic character and local distinctiveness of the area including settlement character and separation, local vernacular traditions and building materials and native vegetation/planting; and (III) respect the coastline, taking into account the particular sensitivities and character of the coastal landscape and seascape, including the protection of open views; and (IV) respect visual amenity, views (including into and out from the AONB), tranquillity, dark skies, and the sense of space and place, avoiding the introduction of intrusive elements, or compromise to the skyline or settlement separation; and (V) take full account of the cumulative and incremental impacts of development having regard to the effects of existing developments (including unintended impacts and impacts of development that has taken place as a result of Permitted Development Rights, licensing or certification) and the likely further impacts of the proposal in hand; and 	<p>This modification alters the policy by removing reference to the 'setting'. The DPD only relates to development within the AONB – development outside the AONB, and consequently within its 'setting' will be considered by the relevant local authorities.</p> <p>Amendments to the supporting text of the policy are for clarification purposes.</p>

Main Mod Ref.	SLDC Proposed Main Modification	Significance to the SA
	<p>(VI) include a landscape assessment; the level of detail of which should be proportionate to the scale of the proposal and the level of impact of the proposed development on the landscape. For larger or otherwise more sensitive sites or schemes, this will require a Landscape and Visual Impact Assessment (LVIA) undertaken by a qualified professional to Landscape Institute standards, showing how impacts may be minimised or mitigated.</p> <p>Supporting Text:</p> <p>3.1.27 The AONB is set within a wider landscape that is highly visible from within the AONB; it is this surrounding landscape that provides the impressive ‘setting’ to the AONB. The landscape setting is an important aspect of the AONB as the surroundings contribute to how the AONB is experienced, understood and appreciated. Development within the setting of the AONB has the potential to adversely affect the landscape and natural beauty of the AONB and will be considered very carefully by the Councils against the policies in this DPD. Proposals that may affect the setting of the AONB will be considered against the provisions of the relevant Local Plan policies contained within the Councils’ other Local Plan documents.</p> <p>3.1.28 Development proposals within the AONB or affecting its setting will have to demonstrate clearly that they are appropriate to the landscape character type and designation, taking into account the wealth of landscape character evidence and guidance available. In all cases, a landscape assessment that is proportionate to the scale of the proposal and level of impact on the landscape will be required as part of the submission material supporting a development proposal. The Councils may require the submission of a Landscape and Visual Impact Assessment (LVIA) undertaken to recognised Landscape Institute standards, and will also expect proposals to have regard to the content of the AONB Management Plan. In some cases, where a scheme is considered minor development and/or has limited impacts, the assessment requirement can be covered through the Design and Access Statement.</p>	<p>Overall, this Modification has resulted in a more focussed and clear policy, the principle of which is unchanged from the version assessed in the published SA Report. The assessment therefore remains accurate and valid and no changes to the assessment or the SA Report are needed.</p> <p>This Modification has been screened out of SA.</p>
MM3_A ONB	<p>Policy Text:</p> <p>AS03 – Housing Provision</p> <p>Within the Arnside & Silverdale AONB, the number, size, types and tenures of all homes provided should closely reflect identified local needs in accordance with current AONB housing needs evidence at the time of the application. Proposals for new housing development of two or more properties will be supported where they deliver no less than 50% affordable housing. Only where this is demonstrably unachievable will a lower percentage be acceptable. In assessing the level and type of affordable housing provision on each site, the Councils will have regard to site viability, individual site costs, other scheme requirements, and the guidance on affordable housing provision set out in Appendix 4.</p> <p>Meeting the affordable housing requirement by commuted sums rather than by the provision of housing on site will be exceptional and require justification on a case-by-case basis.</p> <p>Priority will be given to the delivery of affordable housing and maximising the potential for meeting identified local needs and local affordable needs from appropriate individual development opportunities. Proposals will be expected to demonstrate that densities make best and efficient use of land and reflect local settlement character.</p> <p>Affordable housing needs are forecast to apply over a period of time and not all the identified need is required straight away. The delivery of affordable housing should be phased in line with demand to ensure that the market is not over-supplied at any time. This can be done by close working with and between housing developers, landowners and appropriate Registered Providers of affordable housing.</p>	<p>This Modification is a necessary clarification of the policy with regards to the requirements for affordable housing delivery within development proposals. This could potentially affect the extent to which new development helps meet affordable housing needs. However, the impact of the policy in SA terms, and the principle behind it, remains unchanged.</p>

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	<p>Supporting Text:</p> <p>4.1.4 Existing policies and legal conditions mean that all affordable housing is already restricted to those with a local connection in perpetuity. Although additional occupancy restrictions have been applied elsewhere, this has been in areas where the evidence has shown significantly higher proportions of second homes and holiday lets than are present in the AONB. This document does not set out any proposal to restrict the occupancy of new properties other than the existing restrictions placed on affordable housing. However, development proposals will be encouraged that:</p> <ul style="list-style-type: none"> (I) convert or sub-divide existing buildings or redevelop previously developed land; or (II) provide for specific societal groups (such as older people or those with disabilities) (III) The Councils will apply relevant guidance on affordable housing provision including that contained in Appendix 4 in order to assess the level and type of affordable housing provision on each site, how and where commuted sums may be used and the eligibility criteria on a case-by-case basis. 	<p>The assessment of the policy in the published SA Report remains accurate and valid in light of this Modification and no changes are required.</p> <p>This Modification has been screened out of SA.</p>
MM4_A ONB	<p>Policy Text:</p> <p>AS04 – Natural Environment</p> <p>The high quality of the natural environment is a key feature of the AONB. New development will conserve and enhance the AONB’s biodiversity and geodiversity, avoid the fragmentation and isolation of or disturbance to wildlife, habitats and species. It will also help to create and reinforce green corridors and ecological networks, and deliver ecosystem services⁴ as a means of maximising wider public benefits and in reinforcing the local area’s identity and sense of place.</p> <p>To protect and enhance the robustness, function and value of the natural environment, development proposals must protect and contribute to the appropriate enhancement of the extent, value and/or integrity of:</p> <ul style="list-style-type: none"> (I) any site or habitat protected for its biodiversity or geodiversity value, including limestone features, at an international, national or local level; (II) any priority habitat or species; (III) ecosystem services; (IV) ecological networks and their connectivity, including ‘stepping stones’, buffer zones, functionally linked land, corridors and other linkages, including those that connect across the AONB boundary; (V) the mosaic pattern of habitats and species and the mosaic approach to their management and protection⁵; (VI) any other natural features or assets of significance and value in the AONB or characteristic of the AONB, including those that do not enjoy formal protected status. <p>Exceptions will only be made where:</p>	<p>This Main Modification amends the wording and supporting text of Policy AS04 in relation to the requirements for development to help conserve and enhance the natural environment in the AONB. It provides clarification over the policy and keeps language consistent with the NPPF. These amendments help to clarify the requirements of development proposals. The principle of the policy remains unchanged and no impacts</p>

⁴ Ecosystem services are the benefits provided to us by the natural environment when it is allowed to function healthily, including clean air and water, climate and disease regulation, crop pollination and cultural, health and recreational benefits – also see Glossary.

⁵ The Mosaic Approach integrates the requirements of species into habitat management, ensuring that plants and wildlife have the places they need to live and reproduce.

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	<p>(VII) there is an overriding public need for the development; and (VIII) the development cannot be located elsewhere; and (IX) mitigation is provided, or, where mitigation is not possible, compensatory measures are provided before the development's completion that result in enhancement (net gain) of the habitat's extent and value.</p> <p>contd. AS04 – Natural Environment contd.</p> <p>Before works to traditional buildings or features take place, appropriate species surveys should be undertaken and an appropriate plan for their protection, mitigation and enhancement put in place.</p> <p>New buildings and conversions will be required to incorporate measures to support biodiversity as part of their fabric as is appropriate based on site specific and other local biodiversity evidence. These should include measures such as swift bricks, hedgehog highways, bat boxes, access tiles, living roofs or walls, and special consideration for species that are dependent on the built environment.</p> <p>Development should restore and enhance water bodies, prevent deterioration, promote recovery, reduce flood risk and conserve habitats and species that depend directly on water. Where relevant, this should involve the opening up of culverts. Proposals that enable or facilitate specifically tailored or targeted action to restore or enhance rare or priority species or habitats will be particularly supported.</p> <p>Trees⁶ and woodland</p> <p>New development should positively incorporate new, and protect and enhance existing trees unless there are clear and demonstrable reasons why their removal would aid delivery of a better development overall, and should also positively incorporate new trees.</p> <p>Proposals that would result in the loss or deterioration of trees that are subject to Tree Preservation Orders, are Ancient, Veteran or located within Conservation Areas, or that are otherwise significant, will onlynot be permitted whereunless:</p> <p>(X) an overriding need for the development and its benefits in that location clearly outweigh the loss or harm; and (XI) replacementcompensatory planting is provided.</p> <p>New or replacement planting in proposals for development should:</p> <ul style="list-style-type: none"> • be at appropriate ratio and of appropriate species to conserve and enhance the special character of the area and to reflect the purpose of the planting; and • promote a wider diversity of species, including diversity of height; and • reinforce adjacent habitats and reflect historic planting patterns in the locality; and • preserve, enhance or restore any existing or relic orchards on the site; and • be supported by an appropriate management regime; and • support the need to manage mature or over-mature trees. 	<p>related to SA could arise from this Modification. The assessment of the policy in the published SA Report remains valid and accurate and no changes to the assessment or SA Report are required.</p> <p>This Modification has been screened out of SA.</p>

⁶ In this policy, 'trees' should be read to include single trees, tree groups, woodlands and hedgerows.

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	<p>Landscaping in new development should remove invasive species. Proposals for the restoration of or planting of new orchards and fruit trees will be supported. Account should be taken of the needs of particular species dependent on the retention of dead wood and mature trees within woodland.</p> <p>Development proposals will be accompanied by a proportionate ecological survey including an assessment of the role the site plays in the local ecological network, taking into account connectivity and activity at different times of year. There should be clear links between the survey outcomes and any protection, mitigation and enhancement measures proposed.</p>	
MM5_A ONB	<p>AS05 – Public Open Space and Recreation</p> <p>Supporting Text:</p> <p>4.3.2 Key Settlement Landscapes are private (not publicly accessible) areas of open space within the four AONB Local Service Centres settlements that make a particular and important contribution to the character of the AONB by bringing the countryside into the settlements and reinforcing their rural character as well as by providing key views and offering variety in settlement form, fabric and feel. Some are part of significant tracts of land within settlements. All the Key Settlement Landscapes form an important part of the distinctive character of the settlements within which they lie and form part of their setting. This policy protects the areas identified as Key Settlement Landscapes on the Policies Map (Appendix 1) and listed at Appendix 3 from development that may harm their integral function in this respect to ensure that they can continue to perform this role in perpetuity.</p>	<p>This modification amends the supporting text of Policy AS05 without altering the principle behind the policy. This Modification necessitates the deletion of para 4.3.10 (MM6_AONB). This has resulted in no changes to the SA. This Modification has been screened out of SA.</p>
MM6_A ONB	<p>Policy Text:</p> <p>AS06 – Key Settlement Landscapes</p> <p>Key Settlement Landscapes are private areas of open space that make an important contribution to the character of the AONB and its settlements. The areas identified on the Policies Map as Key Settlement Landscapes are designated for protection from development.</p> <p>Proposals for development within Key Settlement Landscapes will only be permitted in exceptional circumstances, where they appropriately reuse existing buildings or are associated with the functional activities of established land uses within these identified areas and cannot be located elsewhere, and where they do not compromise the open nature, rural characteristics, and landscape character of the Key Settlement Landscape concerned. Proposals within the AONB should also not adversely affect the setting of the Key Settlement Landscape concerned.</p> <p>Development proposals will not be permitted within Key Settlement Landscapes; or where they would compromise the integrity, setting, open nature or rural characteristics.</p> <p>Supporting Text:</p> <p>4.3.10 — All the Key Settlement Landscapes identified for protection are listed in Appendix 3. Key Settlement Landscapes are designated within the four AONB Local Service Centres. All the spaces identified as Key Settlement Landscapes form an important part of the distinctive characters of the settlements within which they lie. Some are part of significant tracts of land within settlements. All Key</p>	<p>This modification provides further clarity on the requirements for development proposals within key settlement landscapes. Whilst it allows for some development within key settlement landscapes, this would be subject to meeting key criteria and only where the integrity of their functions are maintained.</p> <p>This Modification would result in no</p>

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	<p>Settlement Landscapes contribute to the settlements' rural nature and settlement form and give the sense of the countryside and landscape of the AONB being an integral part of the settlements as well as being the setting for them.</p> <p>4.3.11 The protection of Key Settlement Landscapes is important for their visual and amenity value but also for the wider role that these areas perform, contributing to the distinctive characters of the AONB's settlements, to the wider AONB landscape and to the Special Qualities of the AONB. The proposed policy is designed to protect the areas identified as Key Settlement Landscapes from development that would harm their integral function, including development that may be proposed outside of the areas but that would harm their integrity as Key Settlement Landscapes.</p>	<p>significant effects beyond those already identified in the SA. With the principle behind this policy unchanged, the assessment findings presented in the published SA Report remain valid and accurate and no changes are needed.</p> <p>This Modification has been screened out of SA.</p>
MM7_A ONB	<p>Policy Text:</p> <p>AS07 – Historic Environment</p> <p>All development proposals in the AONB must take into account the unique heritage assets and historic character of the area, including built, natural, historic and cultural heritage features, and protect, conserve and enhance the significance of heritage assets (including any contribution made by their setting), historic landscape character, locally important heritage assets and their settings, and the distinctiveness of settlements.</p> <p>Before works to historic assets take place, surveys should be undertaken proportionate to the asset's importance, to record its historical interest and to understand the nature and scale of impact on its significance.</p> <p>Development proposals affecting designated heritage assets or affecting non-designated heritage assets that are identified on the relevant Council's Local List or in the Historic Environment Record, or discovered during the application process, will be supported provided that they:</p> <ul style="list-style-type: none"> (I) conserve and enhance the special architectural and historic interest significance of the asset, including its contribution to the wider historic character and landscape of the AONB. This may include schemes that specifically aim to (or include measures to) protect, restore, enhance, reveal, interpret, sensitively and imaginatively incorporate or record historic assets or features; (II) reflect local vernacular and the distinctive historic and settlement character through the design, style, scale, massing and materials used; (III) conserve and enhance the character and setting of the asset; and (IV) promote enjoyment, understanding and interpretation of the asset(s), as a means of maximising wider public benefits and reinforcing the AONB's identity and sense of place. <p>Development proposals will not be permitted where they are unjustified or where public benefits do not offset any harm that would occur to the significance of heritage assets, significantly affect the value, setting, fabric or condition of heritage assets; result in or contribute to the</p>	<p>This modification is comprises of a necessary clarification to reflect language used in relevant Plans and the NPPF.</p> <p>Minor amendments to the wording of the policy improve the language in relation to the protection and enhancement of the historic environment within the AONB.</p> <p>The Modification results in no SA related impacts and the principle behind the policy is unchanged. No changes to the published SA Report are needed. This</p>

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	<p>loss of fragmentation of heritage assets; or where they have a significant adverse impact on including the area's historic landscape character and including cumulative impacts.</p> <p>Proposals affecting ancient/historic field patterns should reinforce and reflect the pattern.</p>	<p>Modification has been screened out of SA.</p>
MM8_A ONB	<p>Policy Text:</p> <p>AS11 – Camping, Caravan and Visitor Accommodation</p> <p>Camping and Caravans</p> <p>Within the Arnside & Silverdale AONB, development proposals:</p> <ul style="list-style-type: none"> (I) will not be permitted for new caravan, chalet, cabin or lodge style development, in order to conserve the landscape character or natural beauty of the AONB. (II) may be supported within existing caravan or camping sites for small-scale tented camping and other low impact visitor accommodation. Proposals should be within the developed screened-footprint of an existing site, able to diversify the local offer and enhance the landscape character and natural beauty of the AONB. Proposals will be required to show no adverse impact on the capacity of road, sewerage or other infrastructure. (III) will not be permitted for the replacement of tent or touring caravan pitches or other low impact accommodation with static caravans, chalets, cabins or lodges. <p>Redevelopment proposals within the developed footprint of an existing caravan site will only be permitted when submitted as master-planned improvements for the whole site, and which shall:</p> <ul style="list-style-type: none"> (IV) be of a scale and design appropriate to the locality; and (V) not have an adverse impact (individually or cumulatively) on the countryside or coast, in terms of landscape character and visual amenity; and (VI) be capable of being effectively screened by existing landform, trees or planting. Additional effective landscaping may be needed to supplement existing landscaping; and (VII) not have an adverse impact on surrounding residential amenity; and (VIII) not give rise to unacceptable impacts on the local road network, either through traffic generation from the site itself, or through cumulative impacts alongside other sites; and (IX) not give rise to any adverse impact on sewerage infrastructure; and (X) protect and enhance biodiversity assets; and (XI) provide demonstrable net gains to the special qualities of the AONB through enhancements to its landscape character and natural beauty; and (XII) be constructed of appropriate external materials and colours that are sympathetic to its locality; and (XIII) demonstrate the delivery of tangible local economic benefits; and (XIV) not introduce inappropriate levels of use to the location (XV) control winter storage and the opening period <p>Exceptions and permissions for incremental changes or additions to or intensification of camping and caravan sites will not be allowed on the basis of any incidental or unapproved previous uses of the site including for camping or storage, including the storage of caravans.</p>	<p>This modification sets out additional criteria for camping, caravan and visitor accommodation proposals. These criteria help to clarify intention of the policy and will be likely to help ensure it can be enforced effectively, thereby improving the performance of the policy in respect to landscape, seascape, and settlement character and quality.</p> <p>The Modification results in no previously unidentified impacts related to SA and the principle of the policy remains unchanged.</p> <p>This Modification has been screened out of SA.</p>

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	<p>Visitor Accommodation</p> <p>New building development intended to provide self-catering visitor accommodation and holiday lets will not be permitted within the Arnside & Silverdale AONB. Conversion of existing buildings, or redevelopment within the footprint of existing buildings for these uses may be acceptable where the conversion of the building to a permanent dwelling would be inappropriate (e.g. due to its location).</p> <p>Occupancy of holiday accommodation – such as caravans (or other year round stationed units)</p> <p>The Councils will control occupancy to ensure that the proposed accommodation is only used as holiday accommodation and not as primary or main residence. This may require the provision of a register of occupants. The exceptional use of holiday accommodation as a primary or main residence for a site owner or manager will be considered under relevant Local Plan policies.</p> <p>In order to minimise any environment or landscape impacts, the Council will consider the need to impose planning conditions to restrict the opening period(s) for proposed touring caravan pitches and to control the storage of caravans over the winter period.</p> <p>Supporting Text:</p> <p>4.8.7 The policy is more restrictive towards the use of land for static caravans, chalets, cabins or lodge style development because of their unsuitable appearance impact on the within a protected designated landscape. The policy restricts new static caravan development sites or intensification, but allows for redevelopment proposals subject to meeting a range of criteria. It also opens up opportunities for existing operators to diversify into new markets. This may include, for example, a scheme that has a high proportion of yurts, shepherds huts or other units manufactured from low impact materials, designed in organic shapes and with colours that are sympathetic to the locality. The design, number and appearance of units will be key to their satisfactory accommodation into the landscape.</p>	
MM9_A ONB	<p>Policy Text:</p> <p>AS12 – Water quality, sewerage and sustainable drainage</p> <p>The Councils will protect water bodies in the AONB and will not permit the physical modification of any water body unless the change is required to protect public health or reduce flood risk. The Councils will support initiatives that rationalise or improve the provision of waste water treatment in areas not connected to mains drainage, including installing new treatment infrastructure.</p> <p>In areas not connected to mains drainage, development proposals that will increase flows will only be approved if drainage discharges will require evidence about the condition and capacity of the existing infrastructure can be shown to be adequate to receive the increased flows or, if new infrastructure is required to achieve this, it will not have an adverse impact on the environment or landscape.</p> <p>For development proposals that require new waste water treatment infrastructure or the replacement or upgrade of a septic tank, consideration must be given to the proximity of existing systems and the need to avoid adverse impacts on their operation. In such cases, applicants will need to show how foul water will be treated so that it is appropriate to discharge.</p> <p>Natural drainage flow paths and SuDS, including opportunities for permeable surfacing and the incorporation of natural water management features, should inform site layouts of development proposals at the earliest opportunity. Options for surface water discharge should be considered in accordance with the surface water hierarchy.</p>	<p>This Modification comprises of minor wording amendments to policy AS12 in relation to water quality, sewerage and sustainable drainage to ensure drainage flows of all kinds are covered. The principle behind the policy, and its likely sustainability impacts, are unchanged and no changes are needed for the SA. This Modification has been screened out of SA.</p>

Main Mod Ref.	SLDC Proposed Main Modification	Significance to the SA
MM10_ AONB	<p>Policy Text:</p> <p>AS13 – Energy and Communications</p> <p>Commercial or otherwise medium to large scale energy or communications infrastructure, including single stand-alone, pairs or groups⁷ of wind turbines, are likely to be major development contrary to national policy and will not be permitted in the AONB⁸.</p> <p>Small-scale⁹ low carbon energy, renewable energy or communications infrastructure schemes in the AONB will be encouraged providing that:</p> <ul style="list-style-type: none"> (I) the siting, scale, design and appearance will not have an adverse impact upon landscape, seascape or settlement character or views into, out of and across the AONB, including from Public Rights of Way; (II) they do not compromise heritage assets and their settings, historic character, biodiversity or geodiversity assets; (III) noise, disturbance, vibration, stroboscopic effect, glint, glare or electromagnetic interference will not have an adverse impact on adjoining uses, visual and residential amenity, tranquillity or the quiet enjoyment of the AONB; (IV) existing public access is not impeded; and (V) they give careful consideration to cumulative impacts, the technology used, site location and decommissioning. <p>Development proposals that promote the AONB as a low carbon landscape will be particularly encouraged. This includes provision of low carbon, energy efficiency and renewable energy systems within new developments and through the retrofitting of existing buildings.</p> <p>contd.</p> <p>AS13 – Energy and Communications contd.</p> <p>The installation of new overhead cables for energy or communications will be permitted only where undergrounding is demonstrably inappropriate or where overhead cables are essential for reasons of overriding public need and safety and cannot be located elsewhere. Development proposals that enable or facilitate the removal of overhead cables or other elements of energy or communications infrastructure that adversely affect the landscape will be supported.</p> <p>New development will include sufficient on-site superfast and ultrafast broadband infrastructure. Opportunities to share communications infrastructure in order to enhance services whilst avoiding or minimising landscape impacts should be fully explored and the results evidenced before additional infrastructure is considered. Sensitive developments that enhance mobile ‘phone coverage will be supported.</p> <p>Up-to-date evidence relating to low carbon energy, renewable energy and vertical infrastructure and its impacts should be used to inform planning applications and decisions.</p>	<p>This modification comprises of a minor amendment to the wording of policy AS13 in relation to energy and communications as this wording is no longer required. The principle of the policy, and its likely sustainability effects, are unchanged as a result of this modification and no changes are needed for the SA.</p> <p>This Modification has been screened out of SA.</p>
MM11_ AONB	<p>Policy Text:</p> <p>AS14 – Advertising and Signage</p>	<p>This modification comprises of amendments to the</p>

⁷ A group is a linear or cluster arrangement of 3 or more turbines

⁸ Unless the major development exceptions set out in AS01 are met

⁹ Small scale renewable energy and communication infrastructure is of domestic scale or similar, usually serving only a single dwelling, business or community building.

Main Mod Ref.	SLDC Proposed Main Modification	Significance to the SA
	<p>Part of Warton and the whole of the area of the AONB that falls within South Lakeland are Areas of Special Control of Advertisements. The special requirements for these areas set out in the relevant District's Local Plan should be adhered to.</p> <p>Further to the wider requirements relating to advertising and signage set out in both relevant District-wide Local Plans, in the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and elsewhere in this document, All forms of advertisement that require consent must not cause a public safety hazard or contribute to a loss of amenity. Proposals for adverts and signs in the AONB should have regard to requirements within relevant regulations and will be permitted only where:</p> <p>(I) they conserve and enhance the landscape character and visual amenity of the AONB and its setting;</p> <p>(II) they avoid the use of projecting box signs and instead reflect, re-interpret or complement traditional hanging sign styles;</p> <p>(III) they seek opportunities where relevant to rationalise signage and avoid the proliferation of individual signs and clutter;</p> <p>(IV) they are of high quality design and of appropriate scale and colour to be in keeping with the surroundings;</p> <p>(V) they avoid any over-formalising and urbanising effect, including at junctions and entranceways to visitor destinations and accommodation sites.</p> <p>Illuminated signage and advertisements and advertisements or signage on hoardings, telephone kiosks or balloons will not be permitted in the AONB in line with the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.</p> <p>Traditional signage, including that relating to the highway, should be retained and restored wherever possible. Removal or rationalisation of existing signage where conducive to safety will be supported. Proposals for necessary new or replacement road signage, including road markings should be carefully considered to prevent an urbanised feel and should seek to reflect the characteristics of the AONB through the use of design and materials.</p> <p>Supporting Text:</p> <p>4.11.4 Advertisements may only be controlled by Councils on public safety and amenity grounds. The display of advertisements is subject to a separate consent process within the planning system set out in The Town and Country Planning (Control of Advertisements) (England) Regulations 2007 (as amended).</p> <p>4.11.5 In addition, part of Warton and the whole of the area of the AONB that falls within South Lakeland are Areas of Special Control of Advertisements. An Area of Special Control of Advertisements is an area specifically defined by the Councils because its scenic, historical, architectural or cultural features are so significant that a stricter degree of advertisement control is justified in order to conserve the visual amenity within the area. Within the area of the AONB covered by the Area of Special Control of Advertisements, three main categories of outdoor advertising are permitted. These are:</p> <ul style="list-style-type: none"> • Public notices • Advertisements inside a building • Advertisements for which there is deemed consent <p>4.11.6 The main consequence for advertisements which can be displayed with deemed consent in the Area of Special Control is that there are stricter limits on the permitted height and size of the advertisement than elsewhere. In addition, illuminated signage and advertisements, and advertisements or signage on hoardings, telephone kiosks or balloons are not permitted in the AONB.</p>	<p>wording of policy AS14 in relation to advertising and signage.</p> <p>The DPD does not take primacy over an Area of Special Control of Advertisements and so this Modification was a necessary change. Amendments to the supporting text are a consequential change arising from the Modification.</p> <p>The principle of the policy and its likely sustainability impacts remain the same. No changes to the SA are required.</p> <p>This Modification has been screened out of SA.</p>

Main Mod Ref.	SLDC Proposed Main Modification	Significance to the SA
MM12_ AONB	<p>AS15 Housing Allocations</p> <p>Site AS20 (B108) Land on Church Street, Beetham removed from table.</p>	See MM16 below.
MM13_ AONB	<p>Supporting Text:</p> <p>5.3.2 Key considerations for this site are presence of water mains and the need for easements, the relocation of the garages and the rock face adjacent the site.</p> <p>Policy Text:</p> <p>AS17 (A6) – Land off Queen’s Drive, Arnside</p> <p>Amount of development: Approximately 6 dwellings Site Area: 0.12 hectares (0.1 developable area) Site description: The site is located within Arnside village and currently houses a garage block. It is in South Lakes Housing’s ownership. Policy Guidance: Land off Queen’s Drive, Arnside, as shown on the Policies Map, is allocated for development for approximately 6 dwellings. Detailed proposals that meet the following site-specific development requirements will be permitted:</p> <ol style="list-style-type: none"> I. Development proposals and must be accompanied by drainage, surface water and sewerage plans and reports, demonstrating to the satisfaction of the relevant authorities that they provide resilience against flood, surface water and wastewater/sewerage issues and will not create or worsen flood, surface water or sewerage risks to existing properties. There is an existing risk of surface water flooding and the applicant must place land uses most sensitive to flood damage in areas within the site are at least risk of flooding, and ensure that the development and any measures to protect the site from flooding will not cause any increase in flood risk off-site and elsewhere (e.g. provide compensatory surface water storage). II. Biodiversity mitigation measures will be required, guided by existing evidence and an appropriate ecological survey of the site. III. Appropriate access arrangements from Queen’s Drive and parking arrangements are to be agreed to the satisfaction of the highway authority. This would include alteration of the existing access width, justification with a Road Safety Audit (or a combination of the two). IV. Landscaping and scheme design will result in a net gain in visual amenity value in line with the local landscape character and the AONB’s primary purpose and Special Qualities. V. Development will require provision of parking/garaging on-site or elsewhere for those residents whose garages have been removed and who still require a garage. VI. Suitable measures are required to protect people and property from hazards associated with the cliff-face on the south western side of the site. VII. The route and potential re-opening of the footpath to the Knott should be taken into account in the layout and redevelopment of the site. VIII. Existing trees should be retained and additional planting should be included in the scheme to complement and support adjacent habitats and visual amenity. IX. The presence of water mains and the need for easements will need to be taken into account in the design of the scheme. 	<p>This modification makes a minor amendment to the supporting text of site allocation AS17 and provides further clarity on the requirements of development in relation to surface water flood risk. It also provides clarity regarding requirements associated with consideration of highways access. This could potentially strengthen the performance of the policy in terms of protecting water quality.</p> <p>The assessments in the published SA Report remain accurate and valid and no changes to the SA are needed as a result of this Modification.</p> <p>This Modification has been screened out of SA.</p>
MM14_ AONB	<p>Policy Text:</p>	This modification clarifies the access

Main Mod Ref.	SLDC Proposed Main Modification	Significance to the SA
	<p>AS18 (part of A9) – Land on Hollins Lane, Arnside</p> <p>Amount of development: Approximately 6 dwellings Site Area: 0.22 hectares (0.22 developable area) Site description: The site is located within Arnside village and is currently part of a small field used for sheep grazing. Policy Guidance: Land on Hollins Lane, Arnside, as shown on the Policies Map, is allocated for development for approximately 6 dwellings. Detailed proposals that meet the following site-specific development requirements will be permitted:</p> <ol style="list-style-type: none"> I. A Landscape and Visual Impact Assessment (LVIA) is required to inform the design and layout of the site proposals with particular attention to the need to protect and enhance public views across, through and out of the site, particularly towards the north east. II. Development proposals must be accompanied by drainage, surface water and sewerage plans and reports, demonstrating to the satisfaction of the relevant authorities that they provide resilience against flood, surface water and wastewater/sewerage issues and will not create or worsen flood, surface water or sewerage risks to existing properties. III. Biodiversity mitigation measures will be required, guided by existing evidence and an appropriate ecological survey of the site. IV. Appropriate parking and access arrangements including a requirement for the widening of Hollins Lane and the provision of a footway alongside it to enable acceptable means of access from Hollins Lane are to be agreed to the satisfaction of the highway authority. V. Landscaping and scheme design will result in a net gain in visual amenity value in line with the local landscape character and the AONB's primary purpose and Special Qualities. VI. Development will retain as much as is possible of the mature hedge on the south eastern boundary of the site in order to achieve safe access. <p>A new hedgerow and trees of appropriate species and species mix will be planted to form new, robust and defensible boundary to the north of this small site, whilst retaining and complementing the key view across the site.</p>	<p>requirements for development at site allocation AS18 and is a necessary change to ensure proper consideration of parking, and for consistency with other land allocation policies. No changes to the SA are required.</p> <p>This Modification has been screened out of SA.</p>
MM15_AONB	<p>Policy Text:</p> <p>AS19 (A11) – Land on Briery Bank, Arnside</p> <p>Amount of development: Approximately 8 dwellings Site Area: 0.27 hectares (0.23 developable area) Site description: The site is located within Arnside village and is undeveloped, but was previously an orchard. Policy Guidance: Land on Briery Bank, Arnside, as shown on the Policies Map, is allocated for development for approximately 8 dwellings. Detailed proposals that meet the following site-specific development requirements will be permitted:</p> <ol style="list-style-type: none"> I. A Landscape and Visual Impact Assessment (LVIA) is required to inform the design and layout of the site proposals with particular attention to: the height of new buildings, which should sit no higher than those to the west; protecting long views from Briery Bank towards the estuary and towards Arnside from the coast / Carr Bank area; and to protecting the rural character of this part of Arnside. II. Development proposals must be accompanied by drainage, surface water and sewerage plans and reports, demonstrating to the satisfaction of the relevant authorities that they provide resilience against flood, surface water and wastewater/sewerage issues and will not create or worsen flood, surface water or sewerage risks to existing properties. III. Biodiversity mitigation measures will be required, guided by existing evidence and an appropriate ecological survey of the site. IV. Appropriate parking and access arrangements from Briery Bank are to be agreed to the satisfaction of the highway authority. 	<p>This Modification is a necessary change that provides guidance for development at the site allocation AS19 in relation to a tree survey, parking and appropriate management of hedges and trees. These clarifications do not alter the assessment findings of the Site in the SA Report and no changes to the SA are needed.</p>

Main Mod Ref.	SLDC Proposed Main Modification	Significance to the SA
	<p>V. Landscaping and scheme design will result in a net gain in visual amenity value in line with the local landscape character and the AONB's primary purpose and Special Qualities.</p> <p>VI. An Arboricultural Survey (Tree Survey) will be required in support of submission of any development proposals.</p> <p>VII. The mature hedge and trees on the northern and eastern boundaries must be appropriately managed and retained.</p> <p>VIII. The historic, vernacular drystone wall along the western boundary must be retained and any alterations or new stretches to accommodate access on the southern boundary should complement the existing wall.</p> <p>As a former orchard, part of the green infrastructure provision on the site should include species-appropriate fruit-tree planting and appropriate aftercare arrangements.</p>	This Modification has been screened out of SA.
MM16_ AONB	<p>AS20 (B108) – Land on Church Street, Beetham</p> <p>Site removed.</p>	The assessment of AS20 in the SA Report can be discounted in light of this modification. No changes to the SA Report are necessary.
MM17_ AONB	<p>Policy Text:</p> <p>AS21 (W88) – Land North West of Sand Lane, Warton</p> <p>Amount of development: Approximately 12 dwellings Site Area: 0.41 hectares (0.40 developable area) Site description: The site is located adjoining Warton village and is currently in agricultural use. Policy Guidance: Land North West of Sand Lane, Warton, as shown on the Policies Map, is allocated for development for approximately 12 dwellings. Detailed proposals that meet the following site-specific development requirements will be permitted:</p> <ol style="list-style-type: none"> I. A Landscape and Visual Impact Assessment (LVIA) is required to inform the design and layout of the site proposals, with particular attention to be paid to the sensitivity of the open boundary to the north of the site. II. Development proposals must be accompanied by drainage, surface water and sewerage plans and reports, demonstrating to the satisfaction of the relevant authorities that they provide resilience against flood, surface water and wastewater/sewerage issues and will not create or worsen flood, surface water or sewerage risks to existing properties. III. Biodiversity mitigation measures will be required, guided by existing evidence and an appropriate ecological survey of the site. IV. Landscaping and scheme design will result in a net gain in visual amenity value in line with the local landscape character and the AONB's primary purpose and Special Qualities. V. Appropriate parking and access arrangements from Sand Lane are to be agreed to the satisfaction of the highway authority. All parking provision must be within the development site. VI. Development must retain and connect with the public footpath to the north east of the site. VII. Development must retain the mature trees and hedges on the south eastern (subject to achieving satisfactory access) and north eastern boundaries and create a sensitive yet robust and defensible boundary to the north western edge. VIII. A proper investigation and recording of any archaeological interest on the site must be undertaken in line with relevant policies of the Lancaster Local Plan. 	<p>This modification introduces minor amendments to the requirements for development at AS21. These amendments do not alter the assessment findings for the Site presented in the SA Report in any way and no changes to the SA are required.</p> <p>This Modification has been screened out of SA.</p>
MM18_ AONB	<p>Policy Text:</p>	This modification introduces a minor

Main Mod Ref.	SLDC Proposed Main Modification	Significance to the SA
	<p>AS22 (part of W130) – Land North of 17 Main Street, Warton</p> <p>Amount of development: Approximately 10 dwellings Site Area: 0.70 hectares (0.56 developable area) Site description: The site is located within Warton village and is currently in agricultural use. Policy Guidance: Land north of 17 Main Street, Warton, as shown on the Policies Map, is allocated for development for approximately 10 dwellings. Detailed proposals that meet the following site-specific development requirements will be permitted:</p> <ol style="list-style-type: none"> I. A Landscape and Visual Impact Assessment (LVIA) is required to inform the design and layout of the site proposals. Particular attention must be paid to the potential impacts of developing close to a house of local historical importance, and to the open boundary to the north of the site. II. Development proposals must be accompanied by drainage, surface water and sewerage plans and reports, demonstrating to the satisfaction of the relevant authorities that they provide resilience against flood, surface water and wastewater/sewerage issues and will not create or worsen flood, surface water or sewerage risks to existing properties. III. Biodiversity mitigation measures will be required, guided by existing evidence and an appropriate ecological survey of the site. IV. Landscaping and scheme design will result in a net gain in visual amenity value in line with the local landscape character and the AONB’s primary purpose and Special Qualities. V. Appropriate parking and access arrangements from Main Street are to be agreed to the satisfaction of the highway authority. All parking provision must be within the development site. <p>Hedges and boundary features should be retained as far as possible and integrated into the layout of any development scheme. Development must create a sensitive yet robust and defensible boundary to the northern edge of the site.</p>	<p>amendment to the wording of the development requirements for site allocation AS22 and is a necessary change to ensure proper consideration of parking, and for consistency with other land allocation policies. . These amendments do not alter the assessment findings for the Site presented in the SA Report in any way and no changes to the SA are required.</p> <p>This Modification has been screened out of SA.</p>
MM19_ AONB	<p>Policy Text:</p> <p>AS23 (A26/A27) – Station Yard, Arnside</p> <p>Type of development: Mixed uses including business, tourism and car parking and potentially residential or live-work units subject to satisfactorily addressing constraints. Employment development will be limited to use classes B1a, b and c. Site Area: 1.03 hectares (0.65 developable area) Site description: The site is located within Arnside and currently contains a small office, storage, informal car parking and access to the railway. Policy Guidance: Station Yard, Arnside, as shown on the Policies Map, is allocated for mixed-use development. Detailed proposals that meet the following site-specific development requirements will be permitted:</p> <ol style="list-style-type: none"> I. The site is previously developed land. It offers scope to make more efficient and beneficial use of the land, especially for business, tourism and car parking uses. There is particular scope for development to relate to the site’s location adjacent Arnside railway station, including the formation of a visitor/recreational hub. II. A Landscape and Visual Impact Assessment (LVIA) is required to inform the design and layout of the site proposals, with a focus on enhancing the visual amenity of the site and reflecting the local landscape character type. III. Development proposals will require an Environmental Permit and relevant discharge consents and must be accompanied by drainage, surface water and sewerage plans and reports, demonstrating to the satisfaction of the relevant authorities that they 	<p>This modification clarifies the development requirements for site allocation AS23. Further detail is provided on the biodiversity designations adjoining the Site as well as the likely mitigation measures required to be incorporated into the development. This could potentially significantly strengthen the policy’s performance against biodiversity</p>

Main Mod Ref.	SLDC Proposed Main Modification	Significance to the SA
	<p>provide resilience against flood, surface water and wastewater/sewerage issues and will not create or worsen flood, surface water or sewerage risks to existing properties.</p> <p>IV. Residential development must avoid Flood Risk Zone 3 areas. A site-specific flood risk assessment and drainage strategy will may be required. by the Environment Agency.</p> <p>V. The site adjoins a site designated as SSSI, SAC, SPA and under the Ramsar Convention adjoins the designated Morecambe Bay & Duddon Estuary SPA site and the designated Morecambe Bay SAC /Ramsar site and the designated Morecambe Bay SSSI. A project-level Habitats Regulation Assessment should be undertaken (prior to planning permission being granted) to determine which biodiversity mitigation measures are expected to be required. Guided by existing evidence, the following mitigation measures are likely to be necessary:</p> <ul style="list-style-type: none"> a) Timings of construction works to avoid the wintering period (October – March inclusive), b) Sensitive scheme design to take account of potential impacts on the designated site(s), c) The erection of acoustic & visual screening throughout the construction period, d) Barriers to prevent debris entering the nearby watercourse/designated site, and e) Standard best practice approaches such as pollution prevention measures <p>The ecological survey and assessment undertaken to inform the project-level HRA will also identify the requirement for any other measures which may be needed as a result of development at the site. Biodiversity mitigation measures will be required, guided by existing evidence and an appropriate ecological survey. This should include assessment of potential impacts upon the designated sites and any likely significant effects identified would require appropriate mitigation and / or compensation to enable planning permission to be granted. Reference to the Habitats Regulations Report accompanying this DPD should be made in considering the assessments and mitigations needed. Standard best practice approaches such as pollution prevention measures must be implemented.</p> <p>VI. Appropriate parking and access arrangements from Sandside Road are to be agreed to the satisfaction of the highway authority.</p> <p>VII. Consideration of possible contamination on the site through submission of Preliminary Investigation (Phase 1 desk study, site reconnaissance and preliminary risk assessment)</p> <p>VIII. Existing buildings must be retained and incorporated into new development.</p> <p>IX. The site contains some woodland and a watercourse, both of which should be protected and sensitively incorporated into any scheme to the benefit of both the proposals and their own intrinsic value.</p> <p>X. Landscaping and scheme design will result in a net gain in visual amenity in line with the local landscape character and the AONB’s primary purpose and Special Qualities.</p> <p>XI. Development must retain access through the site for Network Rail and enhance access to the rail platforms, including for wheelchair users.</p> <p>The site will benefit from master-planning to ensure best and most appropriate redevelopment of the site.</p>	<p>and geodiversity objectives.</p> <p>These amendments to the wording of the development requirements are a necessary requirement following the amendments to the DPD HRA but they do not alter the assessment findings for the site allocation presented in the SA Report and no changes to the SA are required.</p> <p>This Modification has been screened out of SA.</p>
MM20_AONB	<p>Policy Text:</p> <p>AS24 (S70) – Railway Goods Yard, Silverdale</p> <p>Amount of development: Mixed uses including business and car parking, with employment development to be limited to use classes B1a, b, c.</p> <p>Site Area: 0.36 hectares (0.26 developable area)</p>	<p>This modification clarifies the development requirements for site allocation AS24, a necessary change following</p>

Main Mod Ref.	SLDC Proposed Main Modification	Significance to the SA
	<p>Site description: The site is located outside Silverdale village and is currently a disused railway goods yard.</p> <p>Policy Guidance: The Railway Goods Yard, Silverdale, as shown on the Policies Map, is allocated for development for mixed uses. Detailed proposals that meet the following site-specific development requirements will be permitted:</p> <ol style="list-style-type: none"> I. The site is previously developed land. It offers scope to make more efficient use of land, especially for business and/or car parking in association with Silverdale station. II. A Landscape and Visual Impact Assessment (LVIA) is required to inform the design and layout of the proposals, with a focus on enhancing the visual amenity of the site and reflecting the local landscape character type. III. Development proposals will require an Environmental Permit and relevant discharge consents and must be accompanied by drainage, surface water and sewerage/septic tank plans and reports, demonstrating to the satisfaction of the relevant authorities that they provide resilience against flood, surface water and wastewater/sewerage issues and will not create or worsen flood, surface water or sewerage risks to existing properties. Measures are required to protect nearby wildlife designations, particularly from impacts via fluvial impact pathways. IV. The site is hydrologically linked to the designated Leighton Moss SPA / Ramsar Site and the designated Leighton Moss SSSI. A Project-level HRA should be undertaken (prior to planning permission being granted) to determine which hydrological mitigation measures are expected to be required. Guided by existing evidence, the following mitigation measures are likely to be necessary: <ol style="list-style-type: none"> a) Sensitive Scheme design to take account of potential impacts on the designated site(s), b) Barriers to prevent debris entering the nearby watercourse/designated site, and c) Standard best practice approaches such as pollution prevention measures <p>The hydrological assessment undertaken to inform the project-level HRA will also identify the requirement for any other measures which may be needed as a result of development at the site.</p> <p>Biodiversity mitigation measures will be required, guided by existing evidence and an appropriate ecological survey of the site.</p> V. Appropriate parking and access arrangements from Red Bridge Lane are to be agreed to the satisfaction of the highway authority. VI. Consideration of possible contamination on the site through submission of Preliminary Investigation (Phase 1 desk study, site reconnaissance and preliminary risk assessment). VII. Landscaping and scheme design will result in a net gain in visual amenity value in line with the local landscape character and the AONB’s primary purpose and Special Qualities. <p>Proposals should retain drystone walls and roadside trees along the Red Bridge Lane frontage to help screen any new development, and should reinforce the defensible boundary to the north of the site.</p>	<p>amendments to the HRA of the DPD. Further detail is provided on the biodiversity designations hydrologically linked to the Site as well as the likely mitigation measures required to be incorporated into the development. These amendments to could potentially insignificantly strengthen the policy’s performance against biodiversity and geodiversity objectives and the protection of soils.</p> <p>The assessment findings for the site allocation presented in the SA Report remain accurate and valid and no changes to the SA are required.</p> <p>This Modification has been screened out of SA.</p>
MM21_ AONB	<p>Supporting Text:</p> <p>5.3.9 Key issues for this site are taking a comprehensive approach to redevelopment, careful management of flood risk and impacts on Morecambe Bay and consideration of the trunk main, pumping station and sewers on/adjacent the site, as well as the retention of The Ship Inn as a community facility.</p> <p>Policy Text:</p> <p>AS25 (B35 / B38 / B81 / B125) – Land on Sandside Road and Quarry Lane, Sandside</p>	<p>This modification clarifies the development requirements for site allocation AS24, a necessary change following amendments to the HRA of the DPD.</p>

Main Mod Ref.	SLDC Proposed Main Modification	Significance to the SA
	<p>Redevelopment of this site should be undertaken comprehensively. Development proposals will benefit from master-planning and collaboration between landowners.</p> <p>Type of development: Mixed uses including business, tourism and residential. Employment development will be limited to use classes B1a, b and c and B8.</p> <p>Site Area: 3.10 hectares (3.10 developable area)</p> <p>Site description: There are currently a range of uses on the site including businesses, car parking, grazing and vacant land.</p> <p>Policy Guidance: Land on Sandside Road and Quarry Lane Storth, as shown on the Policies Map, is allocated for mixed-use development. Detailed proposals that meet the following site-specific development requirements will be permitted:</p> <ol style="list-style-type: none"> I. The site is predominantly previously developed land. It offers scope to make more efficient use of the land for mixed-uses including business or tourism uses and residential, subject to flood risk constraints. II. A Landscape and Visual Impact Assessment (LVIA) is required to inform the design and layout of the proposals, with a focus on enhancing the visual amenity of the site and reflecting the local landscape character type. III. Development proposals will require an Environmental Permit and relevant discharge consents and must be accompanied by drainage, surface water and sewerage plans and reports, demonstrating to the satisfaction of the relevant authorities that they provide resilience against flood, surface water and wastewater/sewerage issues and will not create or worsen flood, surface water or sewerage risks to existing properties. The drainage system must accommodate off site water as well as run-off generated within the site. IV. Residential development must avoid Flood Risk Zone 3 areas. A site-specific flood risk assessment and drainage strategy will may be required. by the Environment Agency. V. The site is hydrologically linked to the designated Morecambe Bay & Duddon Estuary SPA site and the designated Morecambe Bay SAC / Ramsar site and the designated Morecambe Bay SSSI. A project-level HRA should be undertaken (prior to planning permission being granted) to determine which hydrological mitigation measures are expected to be required. Guided by existing evidence, the following mitigation measures are likely to be necessary: <ol style="list-style-type: none"> a) Sensitive Scheme design to take account of potential impacts on the designated site(s), b) Barriers to prevent debris entering the nearby watercourse/designated site, and c) Standard best practice approaches such as pollution prevention measures. <p>The hydrological assessment undertaken to inform the project-level HRA will also identify the requirement for any other measures which may be needed as a result of development at the site. adjoins a site designated as SSSI, SAC, SPA and under the Ramsar Convention. Biodiversity mitigation measures will be required, guided by existing evidence and an appropriate ecological survey. This should include assessment of potential impacts upon the designated sites and any likely significant effects identified would require appropriate mitigation and / or compensation to enable planning permission to be granted. Reference to the Habitats Regulations Report accompanying this DPD should be made in considering the assessments and mitigations needed. Standard best practice approaches such as pollution prevention measures must be implemented.</p> VI. Consideration of possible contamination on the site through submission of Preliminary Investigation (Phase 1 desk study, site reconnaissance and preliminary risk assessment). VII. Appropriate parking and access arrangements from Park Road, supported by a Transport statement Assessment or Road Safety Audit, are to be agreed to the satisfaction of the highway authority. VIII. Connectivity, permeability and access, including for active travel, is important. 	<p>Further detail is provided on the biodiversity designations hydrologically linked to the Site as well as the likely mitigation measures required to be incorporated into the development. This could potentially insignificantly strengthen the performance against biodiversity and geodiversity objectives and the protection of soils.</p> <p>These amendments to the wording of the development requirements do not alter the assessment findings for the site allocation presented in the SA Report and no changes to the SA are required.</p> <p>This Modification has been screened out of SA.</p>

Main Mod Ref.	SLDC Proposed Main Modification	Significance to the SA
	<p>IX. Development must incorporate a pedestrian access route alongside Park Road to connect with existing footways and protect the existing footpath along the route of the former railway. Improvements should be made to Quarry Lane as a foot/cycle connection with the village centre and new footpath connections should be incorporated within the site.</p> <p>X. Development will incorporate areas to perform open space and green infrastructure functions, informed by drainage, biodiversity and accessibility needs and landscape evidence.</p> <p>XI. Landscaping and scheme design will result in a net gain in visual amenity value in line with the local landscape character and the AONB's primary purpose and Special Qualities.</p> <p>XII. Development should reinforce and enhance the defensible boundaries with the open countryside, especially to the eastern edges of the site.</p> <p>XIII. Development will protect existing green infrastructure and include new or replacement species-rich hedgerow and other planting and landscaping appropriate to this part of the AONB. This will reflect the local landscape character typology.</p> <p>XIV. Development will retain and complement and respect the materials, scale and character of the recently refurbished historic building and lime kilns on the site, including protecting and enhancing views of them.</p> <p>XV. Development will retain and complement The Ship Inn and will retain appropriate levels of car parking to serve the public house.</p> <p>XVI. The site will benefit from master-planning to ensure best and most appropriate redevelopment of the site. The presence of trunk and distribution mains and the need for maintenance strips, as well as the pumping station and sewers on and adjacent the site will need to be taken into account in the design of the scheme.</p> <p>XVII. Proposals that extend beyond the brownfield area allocated must comply with points I-XV above and will be acceptable only where they also:</p> <ul style="list-style-type: none"> • comprehensively demonstrate that they reflect landscape character and visual amenity evidence and; • are accompanied by viability evidence that clearly demonstrates that development of the allocated site is not possible without development of additional land and; • demonstrate that any incursion beyond the site boundary is of the minimum scale necessary to achieve an acceptable viable scheme and; • meet the exceptions tests for major development as set out in national policy. 	
MM22_ AONB	<p>Appendix 4: See tracked change version of DPD.</p>	No changes to the SA needed. Screened out of SA.
MM23_ AONB	<p>Appendix 5: See tracked change version of DPD.</p>	No changes to the SA needed. Screened out of SA.

3 Conclusions

Each Main Modification is listed and described in Table 2-1 and they have each been assessed in this SA Addendum for the significance they bear for the SA. The significant majority of the 23 proposed Main Modifications consist of amendments to the wording and supporting text of policies without altering the principles behind the policies or their likely sustainability effects.

Each Main Modification proposed for the AONB DPD has been assessed as being unlikely to result in any significant effects either alone or in-combination. The assessment findings presented in the published SA Report therefore remain valid and no changes to the SA are required in light of these modifications. The AONB DPD as modified will continue to be likely to have predominantly significant positive effects and no further recommendations or changes to the DPD are proposed.

4 Next Steps

Following consultation, the Inspector will consider the representations received and will then issue his report on the soundness of the AONB DPD (with modifications as necessary).

Should the Inspector find the AONB DPD to be 'sound', it would then be adopted by the Council. At the time of adoption an 'SA Statement' would be published in accordance with the Environmental Assessment of Plans and Programmes Regulations 2004 to explain the process of plan-making/SA in full and how the effects of the Plan will be monitored.

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