

**Arnside & Silverdale
National Landscape Partnership**

Executive Committee meeting

**2pm, Wednesday 20th May 2026
Arnside Educational Institute
Joyce Nicholson Hall**



**Arnside &
Silverdale
National
Landscape**

AGENDA

1. Welcome, apologies and introductions
2. Minutes of meeting held on 6th November 2025
3. Matters arising
4. Brief updates from partners
5. National Landscape Partnership team - work programme update
6. Funding update
7. Budget 2025/26 and 2026/27 (report circulated) **Decision required**
8. Planning work programme update (report circulated)
9. Group discussion: Access for All and Capital Projects
10. Group discussion: Format of future meetings
11. National update
12. Any Other Business
13. Dates for your diary and dates of future meetings

Refreshments provided

4.30pm finish



Arnside & Silverdale National Landscape

Arnside & Silverdale National Landscape Partnership Executive Committee Meeting

2pm, 6th November 2025
Arnside Educational Institute, Joyce Nicholson Hall

MINUTES

In Attendance

Cllr Helen Chaffey, Westmorland & Furness Council (remotely)
Cllr Sue Tyldesley, Lancaster City Council & Yealands Parish Council
Cllr Graham Dalton, Lancashire County Council
Cllr Steve Porter, Arnside Parish Council
Cllr Peter Greifenberg, Beetham Parish Council
Cllr Lindsey Simmonds, Warton Parish Council
Cllr Keith Reed, Silverdale Parish Council
Jim Turner, Natural England
Jarrod Sneyd, RSPB
Sam Stalker, National Trust
Julian Oston, Dallam Tower Estate – Landowner Rep
Brian Jones, Ramblers – User Group Rep
Bridget Pickthall, Bridleways Association – User Group Rep
Ann Kitchen, BCCIC – Business Rep
Gemma Wren, Nature's Gems – Business Rep

Rachel Whaley, Westmorland and Furness Council – Officer Rep
Tony Lund, Lancashire County Council – Officer Rep
Diane Neville, Lancaster City Council – Officer Rep

Lucy Barron, National Landscape Manager
Dougie Watson, Countryside Officer
Helen Rawlinson, Countryside Officer
Caroline Howard, Funding & Communications Officer (mins)

Apologies

Claire Green, Natural England
Liz Cheslett-Davey, Environment Agency
Dan Taylor, National Trust
Lorayne Wall, Friends of the Lake District
Steve Benner, Landscape Trust

Joan Jackson, NFU
Graham Jackson-Pitt, Cumbria Wildlife Trust
Simon Waller, CLA

Damian Law, Westmorland and Furness Council – Officer Rep

Calum Booth, National Landscape Officer
Belinda Barclay, Local Nature Reserve Warden
Richard Park, Farming in Protected Landscapes Officer
Tonia Armer, Farming in Protected Landscapes Officer
Isla Young, National Landscape Service Support
Grace Holland, Growing Station Manager
Ciaran Rowett, Nature Recovery Officer

Not In Attendance

Adam Briggs, NFU

Stephanie Peay, Lancaster City Council – Lancaster City Council Biodiversity Officer

1. Welcome, apologies and introductions

Lucy Barron welcomed all attendees. Caroline Howard gave apologies. All attendees introduced themselves and welcomed new members.

2. Election of new Chair and second Vice-Chair

Lucy Barron explained the process of electing a new chair and vice chair.

Presentations were given by the candidates; Cllr Keith Reed, Gemma Wren, Cllr Sue Tyldesley, and Cllr Steve Porter. There were no questions to candidates

Cllr Keith Reed was duly elected Chair and Cllr Sue Tyldesley was duly elected as a second Vice Chair. All candidates were thanked for their interest and participation.

3. Annual reindorsement of User Groups, Business and Farming representatives

The following representatives on the committee are:

Local User Group representatives:

Bridget Pickthall (North Lancs Bridleway Association)
Brian Jones (Ramblers)

Business/Tourism representatives:

Ann Kitchen (Bittern Countryside Community Interest Company)
Gemma Wren (Nature's Gems)

Farming/landowning representative:

Julian Oston (Dallam Tower Estate)

Cllr Sue Tyldesley proposed, Cllr Peter Greifenberg seconded
No objections

The stated representatives were reindorsed.

4. Minutes of meeting held on 21st May 2025.

Cllr Steve Porter corrected the Arnside Parish Council update; it was cock's foot not colts foot that has been reduced in the verges.

With this amendment the minutes were approved as a true record.

Proposed: Julian Oston

Seconded: Cllr Peter Greifenberg

The amendment has been made in the final minutes, which are now available on the National Landscape website.

5. Matters arising

- a. Organise a talk on water quality with Environment Agency.
ACTION: Deferred.
- b. Follow up on options for pollution incident response group.
ACTION: Deferred.
- c. Check whether races over SSSIs require consent.
Completed. Jim Turner e-mailed Jarrod Sneyd; if there is a race that is organised to take place across a SSSI it requires consent from Natural England. If anyone is aware of a race that is organised, then please contact Natural England to make them aware. This can be reported to Jim Turner, who will forward the information internally, the Responsible Officer for the SSSI (if known) or directly to protectedsites@naturalengland.org.uk or 03000603900.
- d. To ensure there is a principle included in the Management Plan about a joined-up approach to address recreational disturbance.
Completed. Lucy Barron reported that the National Landscape team are looking to strengthen this in the final version following the consultation.
- e. Circulate National Trust events to Caroline Howard to list on the National Landscape website.
Completed.
- f. Check on Sandside development progress and inform Lucy Barron.
Completed.
The applicant wants to resolve as many issues as possible before a final decision is made on the application, even if the final decision still may end up as a refusal. There is no time limit on how long an application can stay pending in the system while the applicant is seeking to provide additional or amended information. Therefore Westmorland and Furness Council cannot currently give a timeline for when the current application will be finally determined. No further update as of this meeting.

6. National Landscape team work programme update (short presentation)

Lucy Barron gave an update on the team's activities:

- The team have been working on the Management Plan review. The consultation has just closed on the Draft Management Plan, and the team are making final edits following the consultation. The final version should be completed in December, with a view to being adopted by the local authorities in early 2026.

- The team have been working with Morecambe Bay Partnership on a *Landscape Connections* bid to National Lottery Heritage Fund. If successful this would be a 10-year project of approximately £8m.
- The team have submitted a project concept to the Species Recovery Programme, which if successful will boost species-recovery actions for 5 characteristic plant species in the National Landscape.
- The Farming in Protected Landscapes (FiPL) programme has facilitated grant support for a further 11 projects this year committing a further £75k this year, with further projects in the pipeline. There is still funding available so anyone with further projects they feel are suitable should contact the FiPL team on 01524 761034 or farming@arnside-silverdale.org.uk.
- Some examples of FiPL projects include creating new scrapes and wetland features at Edenbrook, Crag Bank, pond restoration and plug planting at Hale Moss, and lowland meadow enhancement at Scar Close, Coldwell Meadow and Millhead.
The FiPL team have also been working on a spatial mapping request from Defra which has created a visualisation of the impact of aspects of work done by the programme.
- The team are working closely with Lancaster City Council and Westmorland and Furness Council on the Local Plan reviews with a view to ensuring a continuation of the approach set out in the Development Planning Document over the last 5 years.
- Volunteers have been out working with partner organisations, including National Trust (for a joint litter pick), and Natural England at Gait Barrows. Sessions have been held on Parish Council sites, Ashmeadow (owned by the Barnes Trust) and on the Local Nature Reserves. Volunteers have been getting the Tramper route ready to launch in spring, improving footpaths and gates. Belinda Barclay and Dougie Watson recently organised a practical volunteer task for the Young People's Network from Lancaster City Council. New and restored fingerpost waymarkers have been installed in Yealand, Beetham, Warton, Arnsdale and Silverdale.
- At The Growing Station, the National Landscape's community wildflower growing space, approximately 5,000 large plug plants have been grown this season, almost all of which have been planted out in the National Landscape at 8 different sites. Over 120 hours have been donated by volunteers in the last 3 months through the Growing Station; the site has achieved the aim of providing a therapeutic volunteering offer.
- Helen Rawlinson has been working with Claire Cornish to finalise the report and survey results for 19 lowland meadow and limestone grassland sites in the area, which will be used to provide evidence to inform advice and guidance and funded schemes. 4 grassland sites have also been managed by the scything volunteers.
- Belinda Barclay has recently taken on a new engagement role in the team helping to deliver on the Westmorland and Furness Climate and Nature project. Belinda has been out in the landscape with local schools, teaming up with Morecambe Bay Partnership on the Wild Blue Yonder project. Sessions have been delivered for 150 children in the last few months, with further sessions upcoming.
Belinda Barclay has also partnered with Archbishop Hutton School to help improve biodiversity in their grounds. She attended the Mourholme Society's Warton History weekend, Warton Eco Gang's Green Day, Leighton Hall's Apple Day and assisted with Family Fungi Day. Belinda has also led on the cotoneaster project at Warton Crag, working to remove this destructive invasive species and improve the grassland habitats and geological features onsite.

- Ciaran Rowett joined the team this year as Nature Recovery Officer. He completed a landscape-wide hedgerow mapping project this summer, creating a detailed tool to look for opportunities to boost hedgerow creation, hedgelaying and hedgerow management. More recently he has been assisting with dormouse surveys. Ciaran Rowett, Belinda Barclay and Caroline Howard recently completed a training course in CHEGD species, including waxcaps.
- The team have facilitated 3522.5 hours of volunteer since April 2025.
- The Walks for All Programme has delivered 31 sessions, with people attending 1317 times (including participants and volunteers).
- Trowbarrow Woodland Oasis has been used 15 times by local groups (including schools) bringing children and young people into the National Landscape. The team have delivered 16 school sessions.
- The team have delivered or supported 27 events, engaging over 1,000 people.
- Caroline Howard has been working on Carving Connections, a project funded through Nature Calling, which has enabled a women's group from Accrington to come into the National Landscape by train for woodcarving sessions with the Coppice Co-op. This has resulted in twinned carved oak benches being placed at Coldwell Meadow (the Landscape Trust reserve) and Accrington Station, as well as a new carved handrail at Gait Barrows. It is hoped this project will help facilitate a long-term connection.
Caroline has also been delivering a range of events – including the new Wildlife Wanders with the Landscape Trust (replacing the BioBlitz) and most recently the third Family Fungi Day. This year saw the launch of the brightly coloured carved mushroom sculptures, made by the Coppice Co-op.
Caroline is also working on the upcoming Bittern Sustainability Conference (working with Belinda) and continues to act as the Chair of the BCCIC, supporting the organisation as it searches for a new generation of Directors.

7. Budget mid-year report (report circulated)

Caroline Howard presented the mid-year budget update.
The committee noted the report.

8. Update on draft Management Plan consultation (verbal update)

Lucy Barron gave an update on the Management Plan consultation.
Lucy thanked everyone who commented on the draft consultation Management Plan and who promoted the consultation to others.
The team are currently working their way through the responses. Comments were largely about visitor management in the area; the team will be looking at how this is reflected in the final plan. There were over 180 responses to the initial consultation earlier this year and 43 responses to the draft management plan formal public consultation in Sept/October. Lower numbers are expected due to the more complex nature of the full draft plan.
The team are working through responses in detail and intend to finalise the Management Plan in December supported by the Management Plan Review subgroup. It is expected that the Management Plan 2026-2031 will be formally adopted by the three local authorities in early 2026. The team will send out the full consultation report to the committee in due course, so members can see how feedback has been considered.

9. Brief updates from partners

Cllr Steve Porter – Arnside Parish Council

In Arnside the main planned work to enhance roadside verges for wildlife for this year has been completed. Charlotte Rankin from Cumbria Wildlife Trust has done a survey on the 3 main verges which shows that the rank grasses which the interventions aim to reduce are decreasing. The Parish Council are now looking at a 10-year management programme for these verges and looking at further sites with potential.

The Gardening for Wildlife survey was completed (results will be discussed at the Bittern Sustainability Conference) – the Arnside Biodiversity Group are looking to build on the results in the new year. A family friendly Wildlife Gardening Guide was produced and circulated through Arnside School.

Cllr Steve Porter thanked the National Landscape team and volunteers for their work in the parish.

Jim Turner – Natural England

Ride and coppice rejuvenation work is being undertaken at Gait Barrows. Two coppice coops have been lined up for the winter, starting in December. Thanks to the National Landscape volunteers for coming for a work party in October. Thank you also to the Stations of Welcome women who made the new handrail at Gait Barrows.

Following 'top up' reintroduction last June, dormouse counts this year show an average of 18.2 dormice per 50 boxes in Gait Barrows. The national average is 4, and at PTES's flagship reserve on the Isle of Wight the average is 7, showing how healthy the population at Gait Barrows is at present. Dormice have moved out into the RSPB reserve at Challan Hall. If you see a dormouse let Jim know! Natural England are looking for more volunteers for both habitat & access management and dormouse surveyors.

Cllr Peter Greifenberg – Beetham Parish Council

Cllr Peter Greifenberg thanked Dougie Watson and the volunteer team for the work at Sandside Cutting, clearing vegetation that was creeping across the path. The Parish Council have contracted a new arboriculturist to advise on what trees need cutting back; it will likely be less this year than previous years. In Storth at Burntbarrow large swathes of non-native plantation has been removed by Forestry England, with the aim of restoring the site back to native broadleaved woodland; locals are keen for the paths to be reopened.

Brian Jones – Ramblers Association

The King Charles III England Coastal Path is progressing; there will be a hearing shortly to decide on the issue of fencing the new path on Common Land at Warton saltmarsh, the only remaining stretch of the route in the National Landscape which has not been approved. Establishment of the Path in the National Landscape is expected to start in 2026.

Tony Lund – Lancashire County Council

There were 457 responses to the Local Nature Recovery Strategy. This will be going to Cabinet in November, and assuming it is approved there will be a pre-publication period in December and it will be adopted in January 2026.

Sam Stalker – National Trust

The National Trust have been through some changes in the last few months, resulting in a 6% cut to staff costs across the country. Restructuring is now nearly complete; this has resulted in a reduction

in the Ranger resource in the area. The Trust's focus remains around restoring nature and access to nature, culture, history and beauty.

At Bank House Farm in Silverdale the tenancy ended at the end of August. The land will be managed with nature recovery as its primary purpose, but it will also be grazed to produce food. Three different graziers are currently grazing the land. The Trust will be speaking to the community moving forward on what they would like to see happen at Bank House Farm and working with partner organisations to develop plans.

Sam Stalker will be leaving the National Trust before Christmas to work with Westmorland & Furness Council. Keith Reed thanked Sam for his work on the Executive Committee, and Lucy Barron also took the opportunity to thank Sam for his contribution to the partnership and wish him the best at Westmorland and Furness.

Gemma Wren – Nature's Gems

Gemma Wren has applied for a Churchill Fellowship. This is a funded research project, looking to see how regenerative tourism is supporting conservation and communities in other countries – particularly Northern Spain, also potentially Albania and Montenegro – the findings from which could benefit the National Landscape.

Diane Neville – Lancaster City Council

The Local Plan review will officially start in Jan 2026. The government has requested a plan produced in 30 months. There have been some significant staff changes in the Planning team, but they are still looking to meet that timescale. They will be working closely with the National Landscape team and have a monthly meeting scheduled to facilitate joint working including Westmorland & Furness and the National Landscape team to work together. A call for sites exercise has been opened as it is now required – there will be some drop in events 15th November, 10am-1pm, at Gaskell Hall, Silverdale, 19th November, 4pm-7pm, at Warton Village Hall and on the 26th November, 4pm-7pm, in Yealand Village Hall.

Julian Oston asked about housing allocation requirements. Diane Neville stated that a different methodology has been introduced and the figures are on the LCC website. Is there increased pressure? Yes, there is increased pressure everywhere, but Lancaster City Council have policies that cover the National Landscape. Keith Reed confirmed that it is a 'landscape capacity' rather than 'housing needs' led approach which is taken in the Development Planning Document and the local authorities would be looking to move this approach forward in future plans.

Lucy Barron stated that there will be a meeting in January for all Parish Councillors to go through the process of the Local Plan Review – there will be a date soon.

ACTION: Lucy Barron to circulate information about meeting for Local Parish Councillors.

Bridget Pickthall – North Lancs Bridleways Association

The association now has 250 members in North Lancs and South Cumbria. They have recently supported Westmorland & Furness Council to clear a bridleway in Ulverston – there is further funding available for bridleway works.

Rachel Whaley – Westmorland and Furness Council

The Council are currently consulting on a Design Code; the consultation is open until 14th Dec 2025. They will also be launching another Call for Sites later this month to evidence that the National Landscape has been included. They are commissioning a review of Landscape Character Assessment for Cumbria – part of the review is how this will align with the latest work in the relevant National

Landscapes. When the draft methodology is available, they will be reaching out to the National Landscape teams to check the approach – this is likely to be in January.

Julian Oston – Dallam Tower Estate

Forestry England will be looking to reinstate footpaths at Burntbarrow by the end of November; they are replanting with wild service tree among other natives with the aim of creating a natural mosaic habitat.

The Estate have been working with the Lynster Farmers Group who are working on proposals to improve land drainage.

There was a FiPL bid for wetland enhancement work for waders at Arnside Tower Farm but this has been unable to complete due to the land being underwater.

Sandside marsh is in unfavourable condition, and the Estate is hoping to apply to Natural England to approve grazing to address this.

Jarrold Sneyd – RSPB

Reedbed works have included opening many ditches. There have been 10 booming male bitterns in 2025 and at least 5 nests. The National Trust have had 8 bearded tits at Park End. This shows that the reedbeds are delivering resilient and robust populations that are expanding into the wider landscape.

RSPB Leighton Moss have submitted a project idea to the Species Recovery Programme for work on a reedbed cell to allow for management of water levels in the reedbed through a sluice.

Warton Mires has gone from being wet fields to wet fields with channels. There are now linear features which will be great for lapwings!

Leighton Moss' visitor experience ranking has gone from 92% 'wonderful' to 94% 'wonderful' – two colleagues are going to an award ceremony in the Midlands to accept an accolade for this.

Cllr Lindsey Simmonds – Warton Parish Council

Ash trees have recently been cleared from the small quarry near the small car park by the Old School Brewery. The parish council recently had a meeting with Lucy Barron and Dougie Watson to discuss plans. All ideas are welcome. The Parish Council have recently been awarded some apple trees to be planted on the piece of parish council land at The Little Weir as a community orchard.

Cllr Sue Tyldesley – Yealand Parish Council

The forest school path has now been put in place with the help of local landowners and the National Landscape – the school had a great opening day (despite the rain!).

Ann Kitchen – BCCIC

The BCCIC have been working with the Climate & Nature Programme with the schools through the Bittern Sustainable School Programme. They have undertaken work on dark skies with both the children (through Marvellous Moth workshops) and dark skies exterior lighting at the schools. The most recent issue of Keer to Kent has a writeup of the Moth Workshops. The Species Recovery Recording Programme is going well, continuing data collection done by dedicated volunteers, Helen Rawlinson is leading this now.

The BCCIC have recently re-issued the Orchards of Arnside & Silverdale National Landscape booklet, and they are hoping to build on this with the schools of the National Landscape. They are hoping to get some damsons saplings from the site in Arnside on Briery Bank which has been cleared for housing development.

A new Director Sarah Hymas has joined, but the BCCIC is still looking to recruit need more Directors. They have been working through new Companies House requirements and have recently started using an accountant to make the Finance Director role more manageable.

Cllr Helen Chaffey – Arnside Parish Council / Westmorland and Furness Council

The Council has a 'one free tree per resident' initiative; the council are giving away free trees and hedge packs. 44,000 trees and hedges have been delivered already – this is Phase 2, there is an application form on the council website. Residents, schools, town and parish councils, community groups and other local organisations are encouraged to apply, although within the National Landscape this applies only to the Westmorland and Furness Council area. It has been titled the 'Leaf Your Mark' project.

Sustainable Arnside's next event is a mini-eco film festival to coincide with Cop 30 on the 29th November. There will be 5 free films showing with time for discussion, and then a showing of David Attenborough's Ocean for £2 at 7.30pm. The event will be drop in during the day, pre-booking for the evening showing.

ACTION: Caroline Howard to share Leaf Your Mark project and Sustainable Arnside Film Festival on the National Landscape's social media.

Cllr Keith Reed – Silverdale Parish Council

The Parish Council are looking at the situation around Bleasdale School in terms of congestion and car parking in the village. They are also looking for affordable housing sites and have been linking with the Lune Valley Community Land Trust. Most sites identified are unsuitable but one is being investigated further.

The Parish Council have proposed new interpretation boards at the wells, to be funded through the National Landscape's capital grant.

Cllr Keith Reed suggested that if there are apprenticeships as part of Landscape Connections, this should include affordable housing options for apprentices within the area.

The Silverdale Post Office has been saved, and they are also hoping to have a community shop run by volunteers, potentially with some tourist information provision.

The public toilets are being refurbished; external work is completed, and internal fittings are being undertaken now.

10. Bittern Award 2025

Nominations for the Bittern Award will be opening shortly. The Bittern Award is presented annually, and there is also the Bittern Youth Award for young people aged under 25.

11. Any other business

None raised.

12. Dates for diaries and dates of future meetings

15th November 2025 – Sustainability Conference

15th November, 10am-1pm, at Gaskell Hall, Silverdale, 19th November, 4pm-7pm, at Warton Village Hall and on the 26th November, 4pm-7pm, in Yealand Village Hall - Planning drop in events –

Lancaster City Council

22nd November 2025 - Hedgelaying Training at Coldwell Nature Reserves

29th November 2025 - Hedgelaying Competition in Silverdale

20th November 2025 – National Landscapes Association Chairs' Conference and AGM (Lucy Barron and new Chair Keith Reed will be attending on behalf of Arnside & Silverdale)

Upcoming Executive Committee Meetings:
Wednesday 20th May 2026, 2pm – AEI (tbc)
Thursday 5th November 2026, 2pm – AEI (tbc)

Table of Actions

Action	Allocated to	Deadline
Organise a talk on water quality with Environment Agency.	National Landscape team	Next Meeting
Follow up on options for pollution incident response group.	National Landscape team	Next meeting
Circulate information about meeting for Local Parish Councillors.	Lucy Barron	ASAP
Share 'Leaf Your Mark' project and Sustainable Arnside Film Festival on the National Landscape's social media.	Caroline Howard	ASAP

Arnside & Silverdale National Landscape

Executive Committee 20.05.26

AGENDA ITEM 8

Planning work update

Report prepared by: Calum Booth, National Landscape Officer

PURPOSE OF THE REPORT:

To provide the Committee with an update on planning and development management work carried out by the National Landscape team on behalf of the National Landscape Executive Committee

RECOMMENDATION:

(1) that the Committee notes the report

Introduction

The primary purpose of AONB designation is to conserve and enhance the natural beauty of the area and development management and planning are a key element in achieving this.

Background

The National Landscape Executive Committee is a consultee on planning matters, both planning policy and planning applications; it is not a decision maker. Planning decisions are made by the relevant local planning authority.

Planning policies relevant to the National Landscapes (AONBs) are contained in the National Planning Policy Framework (NPPF), and Local Plans, in particular the A&S AONB Development Plan Document, jointly adopted by Westmorland & Furness and Lancaster City Councils. AONB designation and the Management Plan are material considerations in the planning process.

Arnside & Silverdale Planning Protocol

The Planning Protocol sets out how the Arnside & Silverdale National Landscape team and local authority partners will work together regarding planning matters affecting the National Landscape.

Planning applications

All planning applications within the National Landscape are reviewed and also any applications outside, but potentially impacting on, the National Landscape. Records are kept of all applications reviewed by the National Landscape Team and the responses made.

A summary is given below of the total number of applications reviewed in financial year 2025 to 2026 (1st April 2025 – 1st May 2026) the number of applications per individual parish is given. The number of formal responses submitted to the planning authorities is also given.

Total number of applications 1st April 2025 – 1st April 2026 - **103**

Planning applications and responses by National Landscape team by parish:

Parish	Applications	Responses by NL Team
Arnside	31	6
Beetham	19	7
Silverdale	26	6
Warton	13	2
Yealand	12	3
Other (outside of district)	2	0
Total	103	24

Planning applications by type:

Type	Applications
Discharge of conditions	3
Full	53
Reserved matters application	0
Variation of conditions	4
Works to TPO trees	12
Works to trees in Conservation Area	10
Screening Opinion	1
Listed Building Application	3
Non-material amendment	5

Notable applications April 2025 – May 2026

25/00512/FUL Sand Lane, Warton

Revision of previous application for development of the Sand Lane allocated site. Increase to 13 dwellings (from 12) and inclusion of a flood attenuation cell on site.

NL Response – Objection based on lack of affordable housing provision and querying the viability assessment undertaken (unaffordable by design). Some issues raised with design elements of the development.

Outcome – Awaiting formal decision, case officer has recommended approval with conditions. They have accepted 15% of the houses to be affordable based on the viability assessment provided by the developer. This equates to 2 units out of 13.

2025/1141/HOU Hazelwood, Storth Road

Large contemporary extension to vernacular house in Storth.

NL Response – Objection based on inappropriate design and damage to a building of heritage value. Proposal included excessive glass and rust-coloured aluminium cladding to the externals.

Outcome – rejected by W&F but granted following appeal.

25/01063/FUL Main Street Warton

Resubmission of development of allocated site AS22 in Warton. 8 dwellings with associated access and landscaping

NL Response - Comments sent relating to materials choice and design but otherwise compliant with policy. Supportive of 50% affordable housing proposed on site.

Outcome – awaiting decision, no updates since Feb 2026

25/01212/FUL Brow Foot Farm, Yealand

Restoration and renovation works to Brow Foot Farm

NL Response – Supportive of sympathetic and well-designed restoration plans for a listed building of notable local heritage value

Outcome – granted

2026/0393/FPA Garden site, Redhills Road, Arnside

Modernist self-build within a garden plot on Redhills Road, garden attributed to Mawson.

NL Response – Objection based on loss of heritage features and inappropriate and harmful design – excessive glazing, awkward massing and black metal cladding to externals.

Proposed building sited within part of Beachwood House garden, designed by Edward Mawson (son of Thomas Mawson).

Outcome - currently pending Officer consideration

SL/2022/1177 Sandside and Quarry Lane development, Sandside

Submission of updated proposals for the 2022 Sandside proposal. Application remains materially similar to the 2022 submission with some minor flood risk updates and changes to site access.

NL Response – Objection on grounds of significant harm to landscape designation and biodiversity. Development wholly inappropriate for site and fails to meet allocation policy in DPD.

Outcome – the application has received numerous objections from residents and partners. Currently listed as Officer Consideration.

Other planning work

- Consultation responses and attendance at workshops for the development of the Westmorland & Furness Design Code (now adopted)
- Ongoing involvement in Local Plan preparations with W&F and Lancaster.
- Attended Local Plan public engagement events at Silverdale, Yealand and Warton
- Recent input into landscape sensitivity assessment methodology and site allocations processes to support Local Plan development