


Consultation comments – Land Allocations Silverdale

Site	Address	Area	Landscape	General
S41	Lindeth Road Silverdale	0.67	Conspicuous wooded area on hillside seen from Lindeth Road as main feature in view that extends to Morecambe Bay. The surrounding trees and overgrown hedges screen partially derelict nursery ground - low temporary buildings/poly tunnels etc. Not suitable for housing development, contrary to AONB policies.	Reclassify as green open space/woodland – see attached amended site 62 Suitable for continued use as rural business, tree nursery, arboretum or similar. Appropriate alternative use could be as part of smallholding, free range poultry etc., productive/amenity woodland.
S42	Blue Hills Cottage Spring Bank	0.36	Large garden with abundant trees, adjoining Institute open space. Landscape mainly of local interest.	Well designed development 2 -3 houses possible? If agreed with neighbours and screened from open space, keeping most of the significant trees Classify Institute Field as “open space” see attached amended site 42.
S43	Elmslack Field, Cove Road	1.30	Visually important attractive green field, almost an amp theatre together with Bowling Green and Play area, overlooked by surrounding housing. Former hay meadow (Higher Level Countryside Stewardship?), wild flower species still likely to be present in seed bank.	Only remaining green space in otherwise heavily built up area of village, vital to landscape character of this part of village, whole area should be classified as “open space” see amended site 43 plan. Encourage restoration of organic hay meadow management.
S44	Hawes Villa, Moss Lane Silverdale	1.03	Diverse landscape on the edge of Hawes Water, ranging from fen to grazing land surrounding farmstead. Alongside and partially overlooked from quiet lane, heavily used by walkers leading to footpaths around Hawes Water and Gaitbarrows Nature Reserve.	Smallholding already diversifying into small scale green tourism, low impact camping recreation. Reclassify as open space with well designed and managed development for casual recreation. Also see S 52

Site ref.	Address	Area	Landscape	General
S45	Hawthorn Bank, Cove Road	0.32	Large garden with specimen trees and orchard, mainly hidden from adjoining houses and public road.	Well designed development keeping most of the significant trees possible? – subject to owners' wishes
S46	Kayes Garden Centre, Lindeth Road Silverdale	1.91	A complex large site surrounding Waithmans House 17 th century (oldest house in the village!) with detached barn conversion to house. Former famous nursery and café – all now defunct and partly derelict, with fine collection of rare/interesting trees and shrubs. Business potential to restore and improve land and achieve AONB objectives.	Ideally – continue as small rural business with car park on derelict roadside area (have objected to planning application for housing) Detailed study needed with options for limited development that improves setting of historic Waithmans House and retains most of the trees and existing natural/horticultural interest. Reclassify as open space with very limited building development potential – see S62.
S47	Land Between 10B And 12 Lindeth Road Silverdale	0.17	Conspicuous relic semi-natural woodland (TPO?) - recent clearance of central area of wood and building work started on house?	Reclassify as open space (woodland TPO) excluding existing planning permission for one house?
S48	Land East of Lindeth Close Silverdale	0.72	Conspicuous young semi-natural woodland (TPO) forming natural background to housing on Lindeth Road, adjoining NT land and part of green corridor from village centre to Woodwell, traversed by well used public footpath.	Woodland in multiple ownerships and no vehicle access! We (Roger and Nancy Cartwright) own the area around Woodwell Cottage. Reclassify as open space (woodland TPO) excluding existing houses see S62.
S49	Land East Of 12 Emesgate Lane Silverdale	0.19	Land at rear of former farmstead with traditional building and sheds. Partially hidden but visually important situation in village centre.	Potential for development to improve village centre, including affordable housing (terrace?) and parking, Detailed study design desirable, subject to owner's wishes.

Site ref.	Address	Area	Landscape	General
S50	Land East Of St Johns Avenue Silverdale	4.47	Large conspicuous area of farmland outside building boundary of village, with public footpath. Part of large area of parkland landscape that is at the centre of the dispersed village settlement.	Not suitable for development, contrary to AONB policies. Reclassify as open space linked to larger area partially owned by NT but of similar visual importance - see S61 attached.
S51	Land North Of Woodlands Cottage, Woodlands Drive	0.42	An attractive area of woodland, linked to Eaves Wood and forming a scenic background to exiting development.	Some possible scope for terrace of affordable houses. Reclassify as open space/development linked to larger area owned by NT but of similar visual importance - see S61.
S52	Land East of Hawes Villa, Moss Lane Silverdale	0.47	Semi-natural wood pasture, merging into heavily grazed former limestone grassland (adjoins SSSI) – former open range pig grazing. Partly visible to public from quiet lane leading to public footpaths heavily used by walkers around Hawes Water and Gaitbarrows Nature Reserve.	Smallholding already diversifying into small scale green tourism, low impact camping recreation. Reclassify as open space with carefully limited, well designed and managed development for casual recreation. Also see S 44
S53	Land South East Of Woodlands Hotel Silverdale	0.46	Attractive designed parkland paddock, part of the approach and landscape setting of the Woodlands Hotel in a conspicuous situation at the entrance to the village and foreground to Eaves Wood.	Not suitable for development, contrary to AONB policies. Reclassify as open space linked to larger area partially owned by NT but of similar or more visual importance - see S61.
S54	Land South Of Cove Drive	0.77	Conspicuous, large area of productive farmland, overlooked from surrounding built up areas of the village. Part of the farming countryside (the former Townsfield) that is an integral part of the landscape setting of the village.	Not suitable for development, would further urbanise an already overdeveloped area - contrary to AONB policies. Reclassify as open space linked to larger area partially owned by NT - see S61.

Site ref.	Address	Area	Landscape	General
S55	Land South of Park Road and East of the Row Silverdale	0.42	A conspicuous small paddock, former hay meadow at the end of the Row that is an important green space, forming attractive entrance to this outlying part of the village.	Not suitable for development, contrary to AONB policies. Reclassify as open space linked to larger area partially owned by NT (shown on S61) but of similar or even more visual importance.
S56	Land South Of Whinney Fold Silverdale	0.76	Large hidden field enclosed by hedges, an integral part of the coastal countryside outside the village boundary.	Not suitable for development, contrary to AONB policies. Reclassify as open space linked to larger area of coastal edge - see S62– if owner doesn't wish to continue farm management perhaps eventual purchase by the NT as part of Enterprise Neptune more appropriate?
S57	Land South of Windyridge, Walling's Lane Silverdale	0.14	Already developed, further well designed development could enhance the area, overlooks attractive meadow.	Possible scope for small scale terrace of affordable houses.
S58	Land West of Lindeth Road Silverdale	2.31	Visually important large area of relatively unspoilt farmland – former hay field (see photo below 1970's) overlooked by Rock Villas and other property on Lindeth Road, with distant views to Morecambe Bay. 	Seasonal flooding (turlough) Septic tanks soak away. Not suitable for development, contrary to AONB policies. Reclassify as open space linked to larger area of coastal edge - see S62.

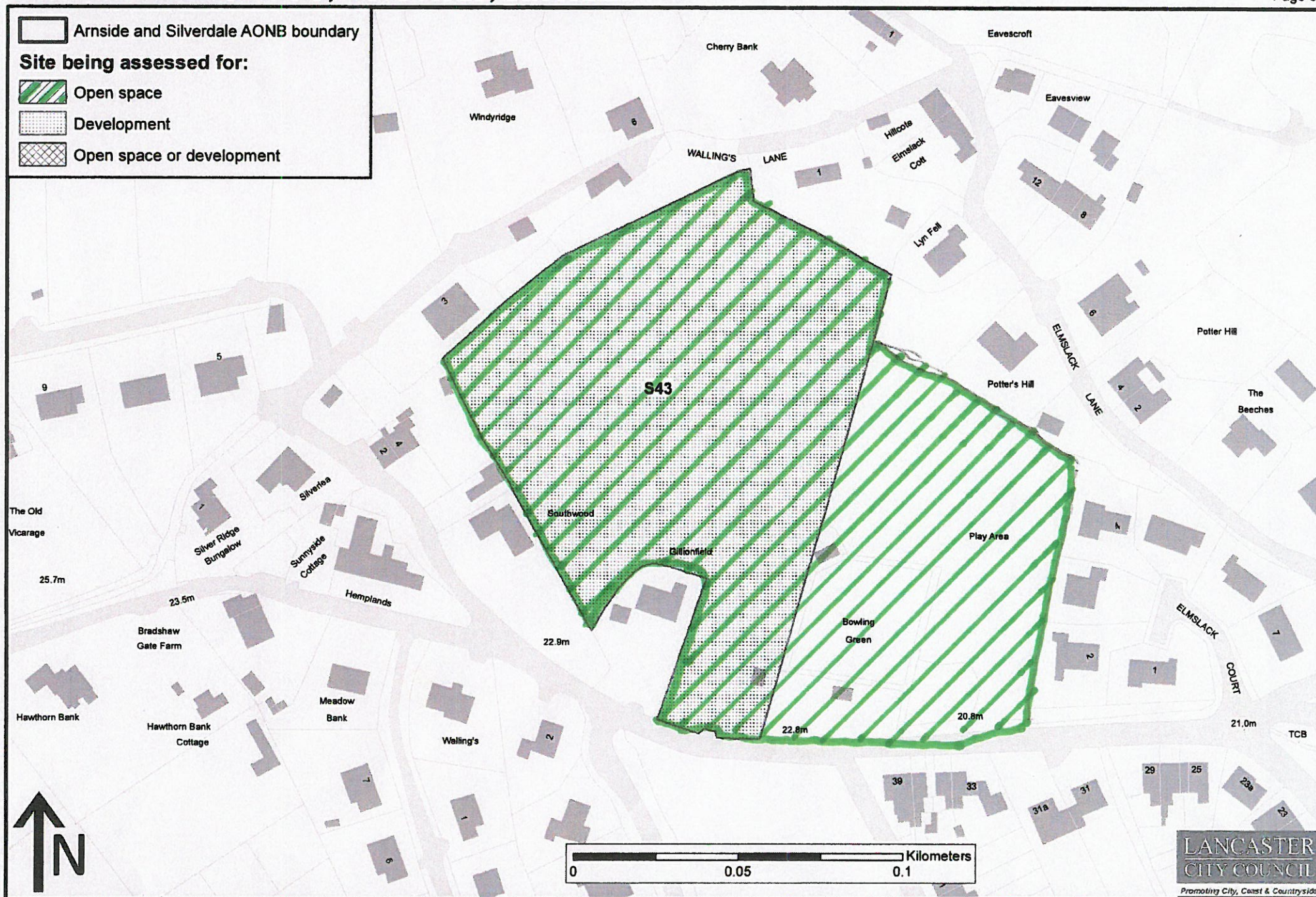
Site ref.	Address	Area	Landscape	General
S59	Eaves Wood and Park Field Silverdale	57.02	Q. 18 -19 The right elements for assessing important open space have been identified but there is a lot more suitable land than that shown (mainly NT land only in Silverdale). These all link with wider areas of countryside requiring conservation in accordance with AONB policies.	Extend areas of open space linked to areas owned by NT, including small green areas of visual and local amenity importance. As shown on attached copy of map see S61.
S60	Heald Brow Silverdale	39.34	Limestone grassland hill summit, farm pasture and woodland with public footpaths. These all link with wider areas of countryside outside settlements requiring conservation in accordance with AONB policies.	Extend areas of open space linked to areas owned by NT, including small green areas of visual and local amenity importance. As shown on attached copy of map- see S62.
S61	Bank House Farm Silverdale	23.92	Large conspicuous area of farm and coastal land with well used public footpath and fine views. Mainly outside built up area.	Extend areas of open space linked to areas owned by NT, including small green areas of visual and local amenity importance. As shown on attached copy of map see S61.
S62	Levens Field and Woodwell Silverdale	16.65	Conspicuous area of farm and woodland with numerous public paths, forming scenic background and setting for the former hamlet of Lindeth. This is also an area of old enclosed land that was surrounded by Common Land that extended to the shore before enclosure in 1817.	Extend areas of open space linked to areas owned by NT, including public land left after the Enclosure Award (The Wells) and small green areas of visual and local amenity importance. As shown on attached copy of map - see S62.
S63	Pointer Wood Silverdale	11.40	Limestone grassland, woodland pasture and woodland now owned by NT that was Common Land until 1817. Public access area with numerous paths.	Extend areas of open space, including Wells and small green areas of visual and local amenity importance. As shown on attached copy of map S62.

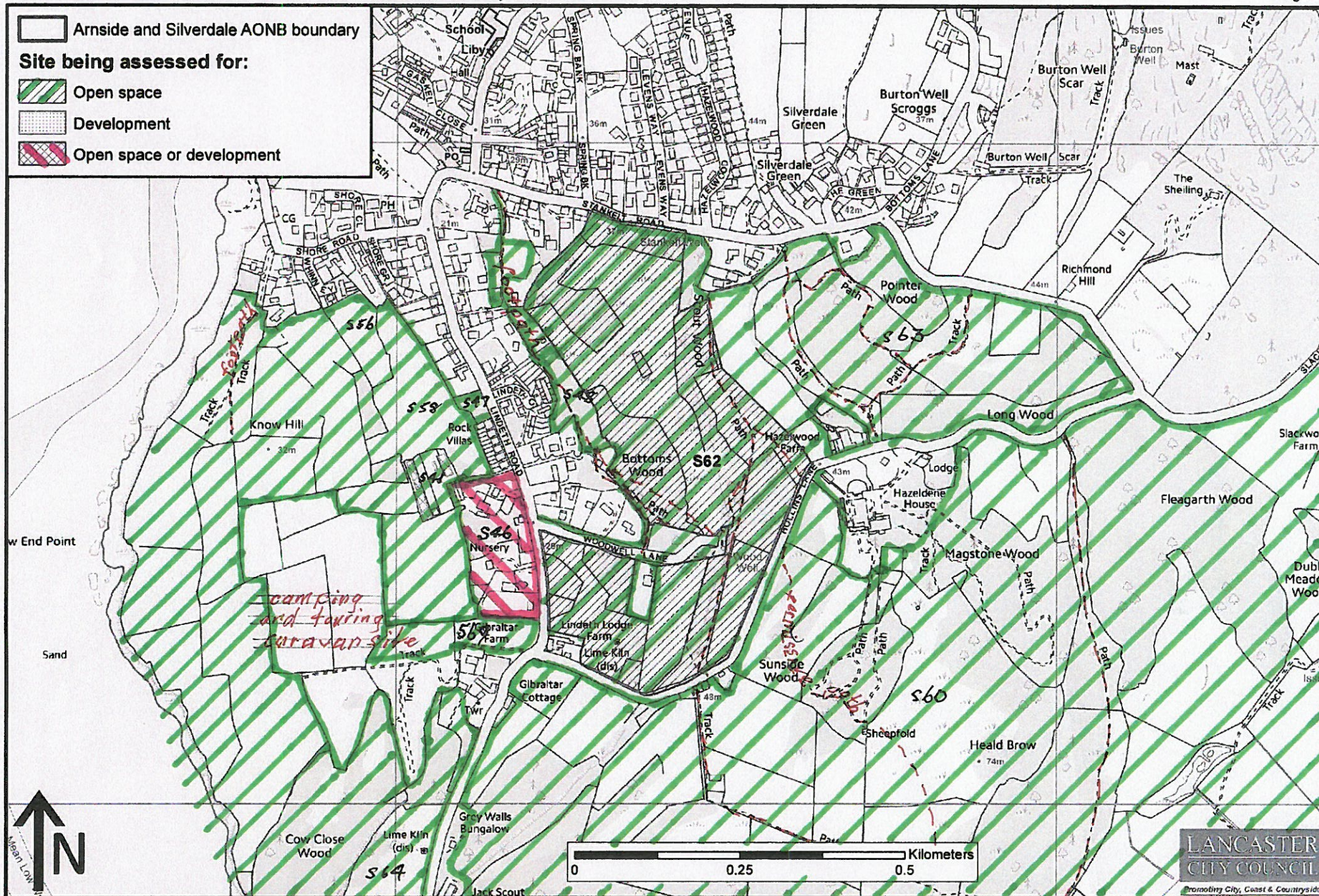
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S64	Jack Scout Silverdale	5.89	Mainly limestone grassland and woodland pasture, with fine coastal views now owned by NT that was Common Land until 1817. Public access area with numerous paths.	Extend areas of open space to include all coastal land. All undeveloped coastal land was designated for protection by planning authorities in the 1960's, before AONB! As shown partly on attached copy of map - see S62.
S65	Burton Wells Wood and Lambert's Meadow Silverdale	5.64	Limestone grassland, wetland pasture and woodland now owned by NT. Public access area with numerous paths.	Extend areas of open space, including Wells and small green areas of visual and local amenity importance. As shown on attached copy of map.
S66	Silverdale Cricket Club Silverdale	2.55	Coastal pasture land owned by NT that has been developed as village cricket field. Links to other areas of even more important open coastal land with limestone cliffs.	Extend areas of open space to include all coastal land. As shown roughly on attached copy of map S62.
S67	S67 Townsfield Silverdale	2.18	A key area of green open space – productive farmland on the former village Towns field, before the Enclosures.	Land subject to a succession of unsuccessful planning applications until finally purchased by the NT, with the help of public!
S68	Lodge Meadow Silverdale	2.07	Conspicuous farm pasture surrounded by woodland.	Part of wider areas of countryside outside settlements requiring conservation in accordance with AONB policies.
S69	Land at Gibraltar Farm Silverdale	0.40	Farm pasture owned by NT to protect iconic view of Morecambe Bay and Humphrey Head	Extend areas of open space to include all coastal land. All undeveloped coastal land was designated for protection by planning authorities in the 1960's, before AONB! As shown on attached copy of map S62.

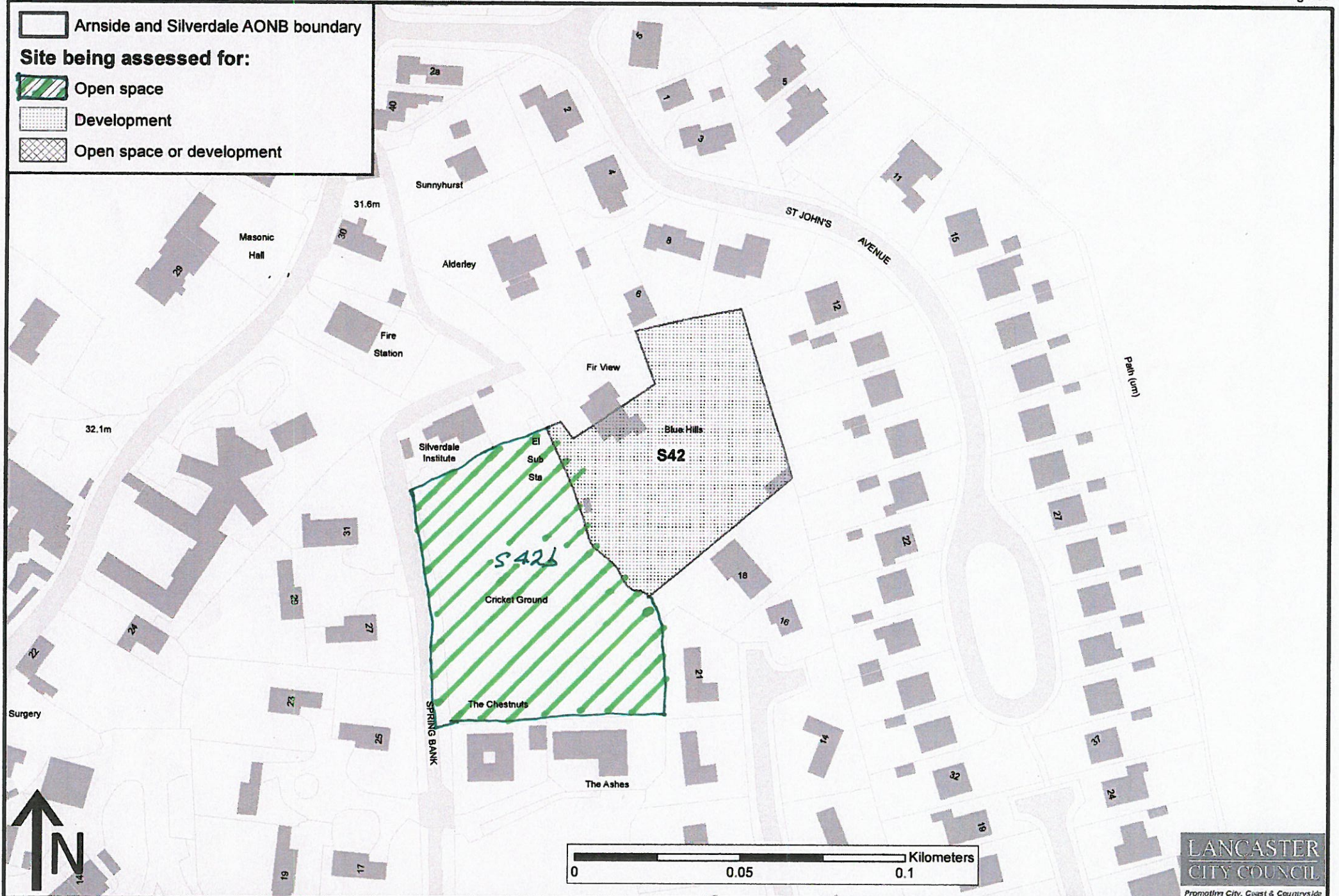
Site ref.	Address	Area	Landscape	General
S70	Railway Goods Yard, Red Bridge Lane 1 Silverdale	0.27	Area of rough neglected land between railway public roads – 'brown land'.	Suitable for small scale well designed development – affordable housing?
S98	Sixteen Buoys, Ford Lane Waterslack	2.10	Prominent small hill between two public roads and traversed by public footpath. Limestone grassland pasture, recently partially spoilt by development of large agricultural barn. Land formerly in Higher Level Stewardship agreement.	Outlying limestone landscape, not suitable for development, contrary to AONB policies. Reclassify as open space linked to larger area partially owned by NT but of similar or even more visual importance.

Roger and Nancy Cartwright 14th December 2015

Site S43: Elmslack Field, Cove Road, Silverdale







Site S61: Bank House Farm, Silverdale

