

I object to the inclusion of S50 in the AONB Development Plan for all the following reasons.

The Arnside & Silverdale AONB Development Plan Document: Interim Consultation Statement September 2016 states on Page 7

012 • Sites S50, S54 and S55 are not suitable for development.

In APPENDIX 2 - SITE ASSESSMENT SPREADSHEET under the heading Site Tests - Landscape Test. There is a Y which I presume means the site was tested against the recognised criteria and failed, see next sentence.

In the final column headed "Overall - Why is the site being taken forward / rejected?" it states, "Site S50 withdrawn by owners. Open farmland adjoining modern residential estate. **Site not suitable for development: cannot mitigate landscape impact of developing site**".

The only fact that has materially changed since that spreadsheet was published is that part of S50 has now been proposed for inclusion. If it wasn't possible to mitigate the landscape impact then why should it be any different now?

The new consultation plan shows the proposed site with its key views supposedly maintained. This may be partially true except there is no public access to the outer perimeter of the proposed site to take advantage of these views. The key views that most locals and the hundreds of walkers who use the public footpath enjoy are looking from the public footpath out across the open farmland and way beyond to the Howgills and everything in between.

It is a very important and valued aspect which should not be lost from the AONB. If any houses were to be built on the site they would block these publicly accessible views forever. The tree screening proposed would create a false barrier in summer and in winter when the leaves fall the houses would be visible from all directions.

This is reinforced in The AONB Special Qualities Report - What is special about Arnside & Silverdale Area of Outstanding Natural Beauty? November 2016

3.4 Grasslands The grasslands of the AONB form a distinctive pastoral landscape, a patchwork of fields enclosed by drystone walls and hedgerows managed with grazing animals and dotted with field trees and interspersed with woodlands and other habitats. Pastures within the villages are integral to the rural settlement character of the AONB villages, in particular Arnside, Silverdale and Storth. Views over farmland from all settlements contribute to the area's rural character.

9 Distinctive settlement character. ...it is the stone buildings and settlements created during the last 800 years which contribute so strongly to the character and quality of the landscape today. This contribution lies not only in the strong vernacular traditions of the area but also in the settings of many of the buildings and the character of individual villages and hamlets.

To illustrate this for the whole of the AONB they use a photograph of Silverdale which clearly shows the site



View of Silverdale © Art-image

9.2.3 Silverdale Much of the village is fringed by small to medium sized pastures, which are enclosed by a characteristic pattern of limestone walls. Pockets of development are interspersed with woodlands and pastureland that form attractive open spaces and pastures follow a pattern of ancient enclosures in some areas. These open areas form a very important part of Silverdale's character.

The field wall behind St Johns Avenue forms a distinct boundary between the properties and the open fields. Each spring these fields are grazed by sheep, then the grass is left to grow to produce a crop of silage and then, as now, cattle graze. This is mixed farming at its best which also gives open space and tranquillity for the varied and sometimes very rare birds etc which frequent it and is why this site should not be desecrated.

The only vehicular access to the site leads onto St Johns Avenue and then onto Emesgate Lane. Emesgate Lane is the only through route in Silverdale village and is already very congested most of the time. It is the bus route in both directions and the route for the Coop delivery wagons, service vehicles of all sizes and other works and delivery vehicles. Any increase in car movements from the site would only exacerbate an already busy and dangerous junction. Yellow lines and restrictive parking measures are not an option as there is already a severe shortage of parking places locally. St Johns Avenue is used regularly as an overflow parking area for the church and primary school.

Surface water drainage is a major problem in this part of Silverdale. The cemetery, which is one field below the proposed site, was refused planning permission for an extension because of groundwater concerns. The County Council have been trying for years to reduce the water flow and levels which cause long term problems and often flooding in properties on Townsfield, Cove Road, Cove Drive, Elmslack etc.

There is no mains drainage in Silverdale so all properties have their own sewage systems. The Environment Agency keep increasing the conditions for where and how these systems can be sited and operate. Where would the tertiary drainage needed to fulfil these requirements be sited as the proposed site is directly uphill from the properties on Churchfields and the TPO tree? What detrimental impact would this extra drainage water have on the properties already affected?

There are no details to illustrate how many or what type of properties would be built on the site. Many people would accept that smaller low cost or affordable housing for people living or working in the AONB might be an acceptable option, but the reality is that the criteria has already been breached at the two sites in the village because the properties could not be filled by local people.

There is very little local employment. The station is a mile out of the village down unlit roads with no designated footpaths. The bus service is limited in its timetable and mostly only serves the village and the station and not at all in the evenings or Sundays.

Most jobs are outside the AONB, in Carnforth, Lancaster, Morecambe and Kendal. This is why most working families have one or more cars. They are an expensive necessity which often leads to people moving out of the area.

Sarah Fishwick