

OBSERVATIONS BY THE OCCUPANTS OF [REDACTED] ON THE CONSULTATION DOCUMENT CONCERNING THE ARNSIDE SILVERDALE AONB DPD CONSULTATION DOCUMENT – IN PARTICULAR SITES Y101 AND Y102 –LAND TO THE NORTH EAST AND EAST OF SILVERDALE ROAD YEALAND REDMAYNE

We object to the inclusion of these two sites in the draft plan document for the following reasons:-

Points of concern relating to both sites:-

Landscape protection

The Document refers at several points to the importance of preserving the landscape features and natural beauty of the AONB, (paragraphs 1.6, 2.2 ,2.8, and 5.3 refer}. Development would seriously adversely affect the setting of, and views out from the AONB from this end of Yealand Redmayne.

Development would also seriously adversely affect the appearance of the landscape features of Yealand Redmayne and the AONB when viewed from roads and footpaths on the east side of the AONB.

Traffic and Safety

Development would exacerbate traffic risks along Silverdale Road between Yealand Redmayne Triangle and the corner leading into Yealand Storth. This straighter stretch of road already experiences excessive traffic speeds. The narrow road around the Triangle is already used by residents of the Triangle and also as a turn round for traffic, including sometimes large vehicles, at what is the natural edge of the village. Further significant traffic movements here would be very dangerous .

Sustainability

Paragraph 2.10 states that a principal purpose of the Document is to identify and allocate the most sustainable sites to meet development needs. Sites Y101 and Y102 do not meet sufficient numbers of the sustainability criteria discussed in the Document. The two sites are not sustainably located to the very limited facilities of the village. It is questionable whether the village has enough services and facilities to be considered to be sustainable having regard to the requirements of the National Planning Policy Framework (NPPF).

There are no footpaths between the proposed sites and the primary school, play area and village hall. Future residents would therefore have to walk on the road, and this would be unsafe for small children or parents with pushchairs, and would lead to people choosing to use their cars, rather than walking, which is fundamentally un-sustainable.

Housing Development

It is recognised that there is some need for small scale affordable housing within the AONB. However, it is essential that any such development should be mainly located near to the benefits of infrastructure services which are principally in the Local Service Centres of Silverdale, Warton, Arnside and Sandside/Storth. The services available in the Yealands are very restricted , especially

since the closure of the post office some years ago, and more recently the pub. Any limited affordable housing in the Yealands should be located nearer to the school, play area, and churches, and be restricted to local people and where the residents are the sole or main occupants.

Impact of development

Any housing development requiring the density suggested by the document would be out of keeping with the existing development pattern at the north end of Yealand Redmayne.

Any other type of development would be inappropriate in such a quiet residential area.

Development on these two sites would urbanise the entrance to the village, and impact upon the rural character of the village. It would also have an unacceptable landscape and visual impact on views into the village from the network of public rights of way to the east and south east.

The sites do not benefit from defensible boundaries, and development would increase the likelihood of additional un-sustainable development on adjacent land in years to come.

The sites are in close proximity to the Biological Heritage site to the south east of the site, and also the SSI to the west, and their development could cause harm to the setting and biodiversity of these protected sites.

Additional Point relating to Site Y101

Development would encroach into the essential green space which exists between Yealand Redmayne and Yealand Storrs. The three Yealands have distinct identities for the residents and creeping development into the "buffer areas" would prejudice this separateness, and lead to coalescence between the villages.

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