

Arnside & Silverdale AONB – DPD Your Ref: 60.12.69

I wish to draw attention to the following extracts from two AONB publications.

Firstly, “What is Special about Arnside and Silverdale Area of Outstanding Natural Beauty” November 2016.

*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. (3.4 Grasslands, P8).*

Open green spaces within settlements are an important aspect of settlement character. They can contribute to the setting and appreciation of important buildings and have historic significance in themselves, They can also allow public views in or out from within the settlement and can provide a recreational resource for the local community. Open spaces add distinctiveness to the character and interest of settlements and the quality of life of their inhabitants and are a key part of the rural character of the AONB’s villages. (9.2 Settlement character, p34).

*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..... These open areas form a very important part of Silverdale’s character. (9.2.3 **Silverdale**, p36)*

Secondly, Arnside and Silverdale AONB Statutory Management Plan 2014 - 2019.

Development of infill plots for residential housing and extension of settlements can lead to loss of important semi natural habitat and greenspace and can have an urbanising effect on villages. New development should consider local settlement character.....

Freedom from light and noise pollution are key elements of the area’s tranquility. Increased lighting and noise can have detrimental effects on wildlife. Minimising light and noise pollution from development and recreation should remain a priority.(5.2a Development Management, p46).

It is clear from the above quotations that the proposed development is counter to the philosophy of the AONB. Nine months ago the AONB stated this site to be *Not suitable for development; contrary to AONB policies. Re-classify as open space* (Arnside & Silverdale AONB Development Plan: Interim Consultation Statement September 2016, p7). If it was unsuitable last September how has it changed now?

Site S50 is a green open space which is a farmed hay meadow with grazing animals attracting a variety of wildlife. The public footpath which runs alongside is used daily not only by residents of Silverdale but by visitors and walking groups. The area under consideration is large, sufficient to build 20+ houses and a concentration of a block of so many new properties would have a major detrimental effect. The same would be true for any other area in Silverdale. Any development (if any is needed) should be much more discreet.

The traffic entering St. John's Avenue is already a problem and a significant increase in housing would worsen this to a very large extent. When entering from Emesgate Lane one always has to drive on the right side of the road because of vehicles parked on the left and then you are confronted with a bend in the road where you can meet oncoming vehicles – a potentially dangerous situation! This is far worse when there is any event at the church such as weddings and funerals and at the beginning and end of the school day.

One also has to question the demand for more housing in the village. The 'affordable' housing built at Whinney Fold, which was intended to fulfil a local need, did not achieve sufficient demand and so it was offered to a much wider area. Employment in the area is extremely limited, transport costs are high and public transport leaves much to be desired.

There is no mains sewerage in Silverdale. Waste water run-off at the site would very likely drain towards the cemetery which has already experienced flooding in adjacent fields.

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