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Your agent's details (if you have one)

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*We aim to minimise the amount of paper printed and sent out. Therefore, please provide an email address if you have one – where an email address is supplied, future contact will be made electronically.

This response contains pages including this one (please indicate). *own pages attached.*

If you have any questions, or wish to be removed from our consultation database, please call the SLDC Development Plans team on tel: **01539 793388**.

If you would like a copy of this document in another format such as large print, Braille, audio or in a different language, please call **01539 733333** or email **customer.services@southlakeland.gov.uk**



Arnside & Silverdale Area of Outstanding Natural Beauty (AONB)
Development Plan Document (DPD)

Issues and Options Consultation

Consultation Response Form

Please use this form to comment on the AONB DPD Issues and Options Discussion Paper, draft SA Scoping Report and the sites put forward for consideration. **Please complete a separate sheet for each section or site you wish to comment on** and, if appropriate, give the question number you are commenting on.

Please indicate which section of the Issues and Options Discussion Paper your response relates to:

Section	Tick (✓) as appropriate
1. Introduction	✓
2. Background	✓
3. Evidence base	
4. Vision and objectives	✓
5. Policy Issues	✓
6. Options for meeting the objectives and delivering the vision	
7. Delivery of development	

Please make your comments below on the section you have selected.

As relevant, please make reference to:

- the **paragraph number** you are referring to;
- your preferred **option**
- the **question number** asked in the Discussion Paper that you are responding to
- the **reference number** of the site you are commenting on

All our responses are on the attached sheets, with the questions clearly labelled.

Paragraph Number:	
Preferred Option:	
Question Number referred to:	
Site reference Number:	

Your comments

(Continue on a separate sheet if required)

Are there any topics or issues that you think we have missed or that you wish to raise?

(Continue on a separate sheet if required)

Response to the Discussion Paper on Development in the Arnside and Silverdale AONB, from the Silverdale Sustainability Group

We very much agree with all the main principles concerning conserving and enhancing the natural beauty of our area, which are set out in the **Introduction**.

In the **Background** section we found some imprecise phrases that could be interpreted in widely different ways:

Principles of Development:

2.10 – ‘sustainable sites’ we wonder what the criteria for ‘sustainable’ are.

2.13 – ‘principle of sustainable development’ - does this mean ecologically sustainable? Does it mean that no resources will be used or destroyed that might compromise the needs of future generations?

Vision and Objectives

Q4 We agreed in general with the **Vision** for the AONB

Q5 We agreed in general with the **objectives** for the AONB Plan. However we would like clarification of some wording: for instance, what are

(4) ‘**sustainable communities**’? Would they have to be self-sufficient in food, renewable fuel, building materials etc? Have the detailed statistics been worked out to measure what number of people could live in the AONB at what per capita consumption (standard of living) given the material resources of the area? Only the methodology of the Global Footprint Network can really ascertain what is really sustainable.

(5) A **sustainable transport network** is called for and we thoroughly applaud this. We hope that the rail links will continue, but are very much afraid that subsidized bus routes will be axed under present government policy from the start of the next financial year; so is this part of the plan unattainable? Do you have a plan for other kinds of transport for non-car-drivers? And isn’t ‘sustainable transport’ that which uses no carbon fuels?

Policy Issues

Q6 – We agree that **affordable housing** should be a priority for any new development. We think the proportion should be more like 60%. The AONB is special and therefore it merits special guidelines for development.

Q7 – Yes, new housing should be for **local people** to meet identified needs and should be for use as main residence. Much of it should be for rent. Where affordable property is owned, we believe that, on re-sale, for a stated period local people should have the first option to buy.

Q8 – Only applications which propose housing that meets real ecological sustainability targets (eg. high energy efficiency) and caters for identified needs

(eg for small/affordable/disability-friendly housing), should be considered for consent. We cannot offer advice on how this approach could be promoted.

Q11 – If new housing is to meet the need for small, affordable properties/housing for the elderly, then the **density** should quite high, avoiding village sprawl onto agricultural or amenity land. Terraced housing (eg. villas on Lindeth Rd., and the Eco Co-housing at Halton) provides maximum accommodation on available space and a better degree of heat conservation than detached. (We assume a high level of sound insulation between units) High density should not mean skimping on living space or privacy, and developments should remain small in total area.

Q12 – Silverdale has an ample supply of **social infrastructure**, with the exception of allotments for growing food. Such a resource, enabling local residents to be more self-sufficient in growing their own food, would offer enhanced ecological sustainability and resilience.

Q14 – We strongly endorse the importance given in the Discussion Paper to **sustainable energy generation**, renewable and low-carbon technologies. Many houses in Silverdale have photovoltaic panels, and many use woodstoves with renewable local fuelwood. Any new building project should incorporate both high heat insulation, and some of the new, non-carbon technologies for heating and power.

Q15 – We do agree that more **parking** is needed for Silverdale station, especially if the shuttle bus service is axed. Could there be some partnership with the RSPB and/or Silverdale Golf Club, which already have large car-parks near by?

Q23 – The fact that Silverdale has **no mains sewerage system** must mean that very little additional housing can be built here. Where bio-digesters are fitted to groups of houses, considerable ability and know-how is required of the homeowners to monitor and control the technical systems that operate them safely.

Q25 – Design: natural and local building materials should be preferred for house-building although high energy efficiency has to take precedence. The style of house should fit in with the village 'look'.

We believe that any developments should be small in scale, and some, if not all, of the following design features should be incorporated:

- High energy efficiency specification
- Low use of fossil fuels
- Non-obtrusive PV panels
- Solar hot-water panels
- Air-sourced heat pumps
- Fresh-air circulation through heat exchange
- Wood- burning stoves/ pelleted-fuel boilers

(See Passivhaus standard for new-build homes, or refer to the eco co-housing at Halton)

In terms of design, we applaud the affordable housing units which were completed in 2012 at Dunsop Bridge within the Bowland AONB. We note that this development met Level 3 of the Code for Sustainable Houses, satisfied the Lifetimes Homes Standard and used traditional materials such as natural slate and local sandstone (for our AONB of course this would be limestone). We would expect to see good practice such as this in Arncliffe and Silverdale AONB. We urge the adoption of the standards specified at Bowland Bridge as a minimum requirement in our own AONB. We emphasise that as a designated 'special' area (designated as such in both the Vision and the Objectives of the Discussion Document) we would expect high standards of design, energy efficiency and sustainability to be incorporated in the requirements for all new build in the Area.

Silverdale Sustainability Group was formed four years ago and has about a dozen members. We meet monthly, undertake regular short and long term practical local projects such as reducing waste of locally grown food, and contribute a monthly article in the Parish Magazine on sustainability issues.