

# **Wray Neighbourhood Plan Area Designation**

## **Consultation Report**

**March 2015**

## 1. Introduction

- 1.1 Neighbourhood planning gives communities the chance to decide where new development should be and what it should look like. For example, new homes, shops and offices. A plan must be in line with the District's Local Plan and is subject to an independent examination and community referendum. If approved, a neighbourhood plan forms part of the district's Local Plan and it is used in helping to make decisions on planning applications.
- 1.2 One of the first stages of developing a neighbourhood plan is to agree the area that this will cover.

## 2. Background

- 2.1 Wray Parish Council submitted an application on 11 November 2014 to designate their neighbourhood plan area, this proposal covered the whole parish area.
- 2.2 Lancaster City Council consulted on the application for 8 weeks, from 17 November 2014 to 12 January 2015, before making a decision. Normally the consultation period would be 6 weeks but this was extended due to the consultation taking place over the Christmas period.
- 2.3 A press release was issued and an article appeared in The Guardian on Thursday 20 November 2014. An information email was also sent out to the planning policy consultation list (1,491 contacts).
- 2.4 The application letter, completed form and a map of proposed area could be viewed on the council's website and in Wray shop and Village Institute.
- 2.5 Comments could be sent to the Planning and Housing Policy Team by email or post.

## 3. Summary of Consultation Responses

- 3.1 Nine organisations responded to the Wray neighbourhood plan designation area consultation.
  - Marine Management Organisation (received 17.11.14);
  - Environment Agency (received 18.11.14);
  - Design Council (received 19.11.14)
  - Highways Agency (received 19.11.14);
  - Sport England (received 21.11.14);
  - Natural England (received 24.11.14);
  - English Heritage (received 25.11.14);
  - The Coal Authority (received 05.01.15): and
  - CPRE (Campaign to Protect Rural England) Lancashire including Merseyside and Greater Manchester (received 12.01.15).

In addition, a late consultation response was received by the Health and Safety Executive (6.03.15).

- 3.2 There have been no objections to the proposed Wray neighbourhood plan designation area, however a range of advice and guidance has been provided by a number of respondents.
- 3.3 The Marine Management Organisation and Environment Agency had no comments to make at this time, although the Environment Agency requested that Wray Parish Council consult them in future stages of their neighbourhood plan.
- 3.4 The Design Council (CABE) responded to say that it was not appropriate for them to comment on individual neighbourhood plan applications, however, they encourage town and parish councils to put design at the heart of plans and provided specific advice and support in relation to this.
- 3.5 The Highways Agency had no objection to the application or proposed boundary although stated that they are interested in development within the area which may impact on the safe and efficient operation of the SRN, in this instance M6 junction 34 and would therefore wish to be consulted in the future as the neighbourhood plan progresses.
- 3.6 Sport England highlighted the importance of reflecting national policy for sport and their role in protecting playing fields. A number of information web links were provided in relation to this including guidance on providing new sports facilities.
- 3.7 Natural England had no specific comments to make but emphasised that they are a statutory consultee and must be consulted at various stages throughout the neighbourhood plan process. They also provided a web link to a guidance document and some general advice including accessing local records, Areas of Outstanding Natural Beauty (AONBs), National Character Areas (NCAs), protected species, local wildlife sites, agricultural land and opportunities for enhancing the natural environment.
- 3.8 English Heritage had no comment to make and do not wish to be consulted at future stages of the neighbourhood plan, unless the developing plan proposes significant impacts or changes in relation to designated heritage assets or their setting. However, they provided a range of guidance including evidence base, spatial portrait, plan policies, development management Policies, strategic cross boundary issues and site allocations.
- 3.9 The Coal Authority had no specific comments to make at this stage, although requested to be consulted at relevant stages of the neighbourhood plan development, They also highlighted that ‘according to the Coal Authority Development High Risk Area Plans for Lancaster, there are recorded risks from past coal mining activity in the form of 33 recorded mine entries and recorded historic shallow coal workings. If the Neighbourhood Plan allocates sites for future development in these areas then consideration as to the development will need to respond to these risks to surface stability in accordance with the National Planning Policy Framework and the Lancaster Development Plan.’
- 3.10 CPRE Lancashire is supportive of the identified boundary as it is an historic and well recognised boundary, and it enables the Parish Council, as a democratic body, to consider and plan equally for all of the households residing in its own area. They are keen to support a Neighbourhood Plan that protects and enhances such a lovely part of rural Lancashire, especially the statutory designation of the Area of Outstanding Natural Beauty, the numerous Priority Habitats and high grade Best and Most Versatile agricultural land.

- 3.11 The late consultation response from the Health and Safety Executive, stated that they had no representations to make on this occasion, this was due to the proposed plan area not encroaching on the consultation zones of major hazard installations or major accident hazard pipelines.
- 3.12 Should interested parties wish to read the full submissions made in relation to the area designation these are available upon request from the Planning and Housing Policy Team on 01524 582329 or [planningpolicy@lancaster.gov.uk](mailto:planningpolicy@lancaster.gov.uk).

#### **4. Conclusion**

- 4.1 Following the statutory 6 week consultation (extended to 8 weeks), there have been no objections to the proposed Wray neighbourhood plan designation area. Accordingly the Council will seek to formally designate Wray Parish as a Neighbourhood Planning Area.