

Cockerham Neighbourhood Plan Area Designation

Consultation Report

June 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 Cockerham submitted an application on 12 April 2015 to designate their neighbourhood plan area, this proposal covered the whole parish area.
- 2.2 Lancaster City Council consulted on the application for 6 weeks, from 20 April 2015 to 1 June 2015, before making a decision.
- 2.3 A press release was issued although the local media chose not to use this. An information email was also sent out to the planning policy consultation list (1,422 contacts).
- 2.4 The application letter, completed form and a map of proposed area could be viewed on the council's website and in Cockerham Parish Hall, The Manor Inn, Cockerham Garage and St Michaels Parish Church.
- 2.5 Comments could be sent to the Planning and Housing Policy Team by email or post.

3. Summary of Consultation Responses

- 3.1 Six organisations and an individual responded to the Cockerham neighbourhood plan designation area consultation.
 - Highways England (20.4.15)
 - Cllr Woodruff (20.4.15)
 - Marine Management Organisation (29.4.15)
 - Historic England (12.5.15)
 - Property Services (19.5.15)
 - Historic England (19.5.15)
 - Natural England (21.5.15)
 - United Utilities (1.6.15)
- 3.2 There have been no objections to the proposed Cockerham neighbourhood plan designation area, however a range of advice and guidance has been provided by a number of respondents.
- 3.3 The Highways Agency (now Highways England) has no objection to the application or the proposed boundary of the proposed Neighbourhood Plan area. They noted that the proposed area is located away from the road network (M6 motorway). However, be interested in any development or

proposals that may have a material traffic impact upon the M6 motorway and access to it at the nearest junction, which is Junction 33. Consequently, they would like to be consulted in future.

- 3.4 Cllr Woodruff congratulated Cockerham and highlighted his support for localism and that Neighbourhood Planning seems to be gathering momentum.
- 3.5 The Marine Management Organisation had no comments.
- 3.6 Historic England stated that a number of designated heritage assets were included in the proposed area (list provided). They highlighted the need to ensure that these are safeguarded to ensure that they can be enjoyed by future generations. They suggested working with the council's planning and conservation teams and Historic Environment Records (contact provided) and did not wish to be involved in further development of a Plan. They also suggested involving local groups eg Civic Society and made reference to a couple of Historic England advice documents.
- 3.7 Lancashire County Council Property Services highlighted that they own a parcel of land within the proposed boundary and asked to continue to be consulted.
- 3.8 Natural England had no specific comments to make, however they emphasised that they are a statutory consultee and must be consulted at various stages throughout the neighbourhood plan process. They also provided a link to some neighbourhood planning guidance which has been developed with the Environment Agency, English Heritage and Forestry Commission. Some general advice was also provided including accessing local records, Areas of Outstanding National Beauty (AONBs), National Character Areas (NCAs), protected species, local wildlife sites, agricultural land and opportunities for enhancing the natural environment.
- 3.9 United Utilities Water Limited had no comments to make. However, they would like to be included in further consultations and highlight their support for growth and sustainable development. They requested that this response should be considered in conjunction with historical responses. Supporting consultation comments were also made on private facilities. Please read letter in full to avoid confusion or misunderstanding of message.
- 3.10 The full consultation responses are available upon request from the Planning and Housing Policy Team on 01524 582329 or planningpolicy@lancaster.gov.uk.

4. Conclusion

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