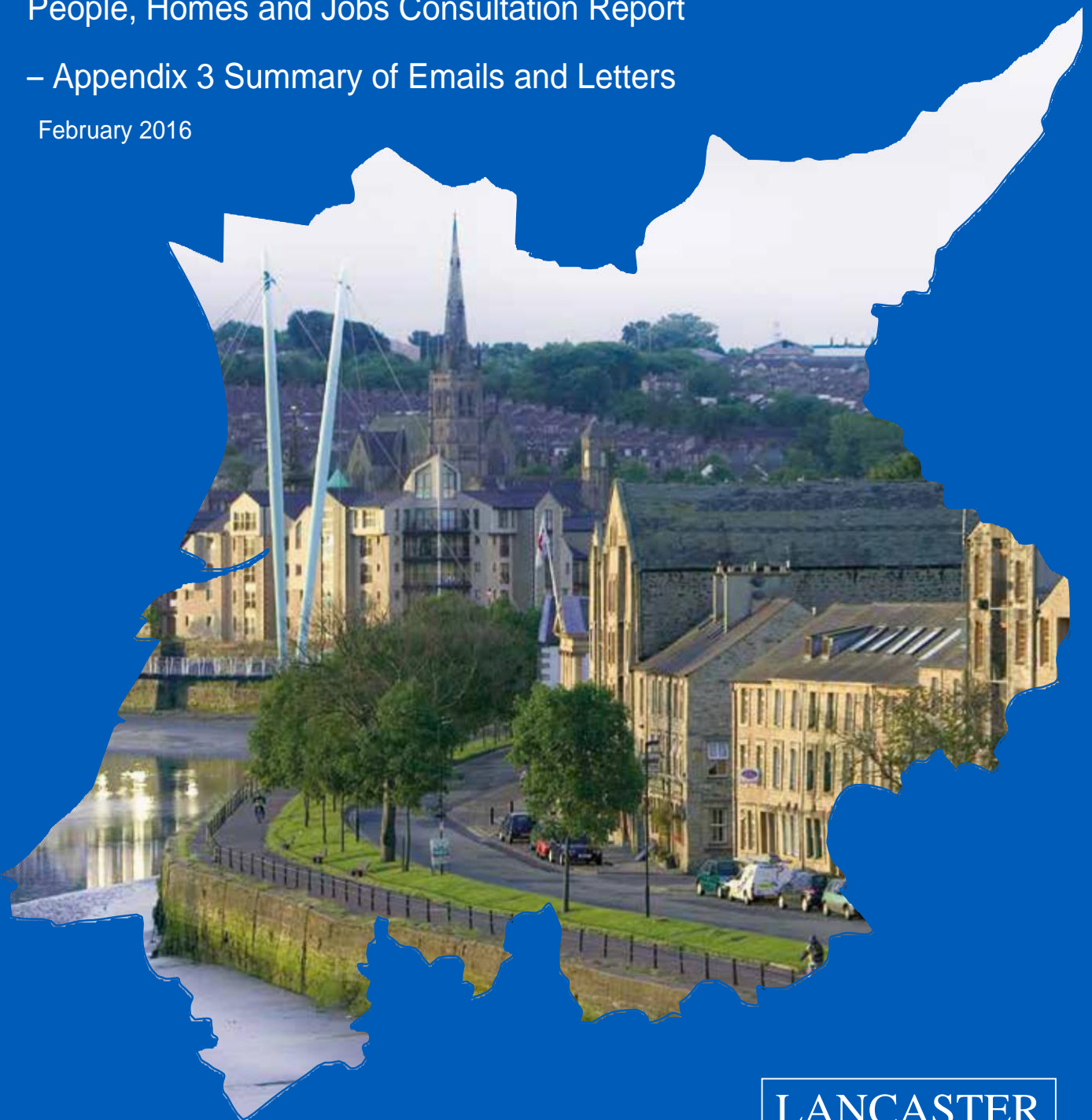


A Local Plan for Lancaster District 2011-2031

People, Homes and Jobs Consultation Report

– Appendix 3 Summary of Emails and Letters

February 2016



LANCASTER
CITY COUNCIL

Promoting City, Coast & Countryside

Introduction

Lancaster City Council are in the process of preparing a Local Development Plan for the district to cover the period 2011 – 2031. A key element of this local plan will be the allocation of land to meet identified development needs over the plan period and the identification of land which should be protected for its environmental, economic or social value. This will be described via the preparation of a Land Allocations Development Plan Document (DPD).

The City Council consulted on a series of strategic options in the summer of 2014 which set out a number of in principle directions to meet future development needs. These included:

- a. Urban Extension
- b. Green Belt Review
- c. Rural Dispersal
- d. Village Expansion
- e. New Town

Since the Strategic Options consultation the council have updated evidence on the housing requirements for the district and refined the options available to meet those requirements. These refined options are the focus of the 2015 'People, Homes and Jobs' Consultation.

The 'People, Homes and Jobs' Consultation took place from the 19th October through to 30th November 2015 and set out a hybrid approach and overall strategy for how future development needs should be met. This hybrid approach was illustrated via consultation on a series of strategic sites which represent reasonable opportunities which are worthy of investigation as the City Council prepare its draft Land Allocations DPD. The hybrid approach included:

- a. Urban Extension (including sites in South Lancaster and land east and west of Junction 34 of the M6 Motorway).
- b. Review of the Green Belt (including sites in North Lancaster, Torrisholme, South Carnforth and land at Slyne-with-Hest / Bolton-le-Sands).
- c. Village Expansion (Dolphinholme).

The consultation invited comments on the principles of both the overall strategy and the hybrid approach – include the appropriateness of the strategic sites identified. This report (which is in two parts due to the number of responses received) sets out all the representations received, a summary of the comment made and a summary officer response. All comments made will be useful in the preparation of the draft Land Allocations DPD which should be published for consultation later in 2016.

Please note: this document summaries the email and letter responses, Appendix 2 provides the results for the additional paper and online response forms.

For further information on progress on the local development plan please contact the Planning and Housing Policy Team on planningpolicy@lancaster.gov.uk or 01524 582383.

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ID REF	NAME	ORGANISATION (IF APPLICABLE)	SITE REF.	SUMMARY OF COMMENT RECEIVED	OFFICER RESPONSE
001	Catherine Newton	Bell Ingram Ltd on behalf of Essar Oil (UK) Ltd	N/A	The approach for new development sites to be located on the edge of existing settlement. There is no specific comment to make at this stage but remind the Council to consider the corridor of the ethylene pipeline which runs through Lancaster District.	Comment noted.
002	Carol Ogden	N/A	N/A	The housing figures provided in the SHMA are not a true figure and have provided the Council to an unrealistic target on which to allocate large amounts of land. This will result in the development industry delivering housing which will not meet the needs of the district. Releasing land for housing is not the same as getting houses built.	<p>The Turley Report follows a national methodology for calculating housing and employment need which is set out in national planning policy. The Report has been reviewed by local authority planning officers and independently by the Planning Advisory Service. Whilst it is acknowledged that the Report recommends a challenging figure there is no evidence provided to suggest that this is not an accurate reflection of housing need within the district.</p> <p>National Planning guidance is very clear that local authorities should seek to meet in full their objectively assessed needs (paragraph 49 of the National Planning Policy Framework). It will be for the preparation of the Local Development Plan, in particular the Land Allocations DPD, to understand how this can be achieved to ensure a sound plan is produced.</p>
003	Carol Ogden	N/A	N/A	More use could be made of the poor housing stocks in the West End of Morecambe to deliver for local housing needs.	Comment noted. The City Council do actively seek out the regeneration and reuse of housing in Morecambe West End, a good example of which is the regeneration of properties at Chatsworth Gardens.
004	Carol Ogden	N/A	N/A	The Local Plan should seek to protect agricultural land which is a finite resource.	Comment Noted. The preparation of the Local Plan should seek to balance the protection of the environment with the development needs of the district. The loss of high grade agricultural land will be a consideration in the site allocation process.
005	Mary McMurrin	N/A	N/A	The housing needs evidence is based on unrealistic assumptions on population and economic growth. Turleys have based their calculations on not just the upper levels of growth but on predictions which are in excess of those identified. This approach is unscientific and fails to estimate need in terms of a	The Turley Report follows a national methodology for calculating housing and employment need which is set out in national planning policy. The Report has been reviewed by local authority planning officers and independently by the Planning Advisory Service. Whilst it is acknowledged that the Report recommends a challenging figure there is no evidence

ID REF	NAME	ORGANISATION (IF APPLICABLE)	SITE REF.	SUMMARY OF COMMENT RECEIVED	OFFICER RESPONSE
				<p>range of new builds based on the possible variation in assumptions.</p> <p>Rather than blindly accepting the Turley recommendations the Council should undertake a scientific peer review and the assumptions made should be checked over time.</p> <p>Objection to development on the following grounds:</p> <ul style="list-style-type: none"> • Impacts on local wildlife and loss of fertile farmland. • Impact on people's quality of life. • Lack of infrastructure in the locality. • Development will not meet affordable needs. <p>There are plenty of opportunities to meet development needs on brownfield sites without the need to develop on green fields.</p>	<p>provided to suggest that this is not an accurate reflection of housing need within the district.</p> <p>National Planning guidance is very clear that local authorities should seek to meet in full their objectively assessed needs (paragraph 49 of the National Planning Policy Framework). It will be for the preparation of the Local Development Plan, in particular the Land Allocations DPD, to understand how this can be achieved to ensure a sound plan is produced.</p> <p>It is accepted that information and evidence can change over time and therefore the City Council will seek review its position when necessary to ensure the local development plan remains based on up-to-date information.</p> <p>Comments on the impacts of development are noted although it should be recognised that brownfield sites are a finite resource and all available brownfield sites have already been included in the known supply. This response does not include any suggestions of brownfield sites which are not known to the City Council.</p>
006	Roger Kemp	N/A	N/A	<p>The growth assumptions set out in the Turley report appear to be linked to growth in employment and housing. Given the current economic circumstance in the North West and Lancaster area it is felt that the ambitious assumptions made for growth unconvincing.</p>	<p>The Turley Report follows a national methodology for calculating housing and employment need which is set out in national planning policy. The Report has been reviewed by local authority planning officers and independently by the Planning Advisory Service. Whilst it is acknowledged that the Report recommends a challenging figure there is no evidence provided to suggest that this is not an accurate reflection of housing need within the district.</p> <p>National Planning guidance is very clear that local authorities should seek to meet in full their objectively assessed needs (paragraph 49 of the National Planning Policy Framework). It will be for the preparation of the Local Development Plan, in particular the Land Allocations DPD, to understand how this can be achieved to ensure a sound plan is produced.</p>

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007	Roger Kemp	N/A	N/A	It is expected that there will be growth in the number of one / two person households. It is not obvious that the development proposed for the district will match the need required.	Comment noted. In preparing the local development plan consideration will be needed on how the City Council can more effectively deliver the type of housing needed.
008	Winne Clark	Lancaster Civic Society	N/A	Acceptance that a modest increase in population will lead to further land being allocated for housing. However, it is suggest that the Turley projections are optimistic in terms of the levels of growth which can achieved. It is recommended that these forecasts are reviewed regularly to ensure that targets are revised in light of the most current information. We also encourage that houses are designed which are sensitive and appropriate to their location.	<p>The Turley Report follows a national methodology for calculating housing and employment need which is set out in national planning policy. The Report has been reviewed by local authority planning officers and independently by the Planning Advisory Service. Whilst it is acknowledged that the Report recommends a challenging figure there is no evidence provided to suggest that this is not an accurate reflection of housing need within the district.</p> <p>National Planning guidance is very clear that local authorities should seek to meet in full their objectively assessed needs (paragraph 49 of the National Planning Policy Framework). It will be for the preparation of the Local Development Plan, in particular the Land Allocations DPD, to understand how this can be achieved to ensure a sound plan is produced.</p> <p>It is accepted that information and evidence can change over time and therefore the City Council will seek review its position when necessary to ensure the local development plan remains based on up-to-date information.</p>
009	Mark Punter	N/A	N/A	Objection to the development of the Green Belt to meet housing needs. Loss of Green Belt will have significant impacts on local wildlife. Development needs should be met through the use of brownfield land.	<p>Objection noted. It should be recognised that brownfield sites are a finite resource and all available brownfield sites have already been included in the known supply. This response does not include any suggestions of brownfield sites which are not known to the City Council.</p> <p>Impacts on the environment, landscape and local character will inform the Land Allocations process and inform the suitability of the site for development either in part or as a whole. In relation to sites in the Green Belt a critical element of this consideration will be the results of the forthcoming Green Belt Review.</p>

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010	Heather & Chris Sutton	N/A	N/A	Objection to the development of Green Belt sites which would be contrary to national planning policy. There is a lack of local infrastructure to support new development and will increase the levels of traffic on local roads.	<p>Objection noted. National planning guidance is very clear on the role of Green Belts and when they can be reviewed. The City Council's approach to reviewing the Green Belt as part of preparing a new local development plan for the district is completely within accordance with national planning policy (paragraph 83 of the National Planning Policy Framework). It will be for the Green Belt Review to assess the sites role and function within the North Lancashire Green Belt.</p> <p>This consultation represents the first stage of investigation of site suitability, availability and deliverability. In preparing the local development plan, in particular the Land Allocations DPD the City Council will be discussing with all infrastructure providers to understand existing capacity, constraints and opportunities for improvement and expansion. These discussions will be critical to informing the allocations process.</p>
011	B. Lane	N/A	N/A	There is no need to build 13,000 houses within the district. Priority should be given to the development of brownfield sites.	Comment noted. It should be recognised that brownfield sites are a finite resource and all available brownfield sites have already been included in the known supply. This response does not include any suggestions of brownfield sites which are not known to the City Council. Reliance on brownfield land allow will not sufficiently meet the development needs of this district up to 2031 and will not result in the preparation of a sound plan which is in accordance with national planning policy.
012	P.D. Dennis	N/A	N/A	Site suggestion made for land between Scotland Road and North Road, Carnforth.	Suggestion noted.
013	Richard Parker	Harrison Pitt Architects	N/A	Site suggestion made for land at Crag Bank, Carnforth.	Suggestion noted.

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014	Councillors Malcolm Thomas Sylvia Rogerson John Wilde (Joint Response)	Lancaster City Council	N/A	No further sites have been suggested for alternative house buildings in the Bolton-le-Sands and Slyne area and would suggest that further consultation work is undertaken with the Parish Councils to identify suitable sites.	Comment noted. Should the Parish Council advance a Neighbourhood Plan in accordance with national guidance the City Council will provide support and assistance where appropriate. In preparing the local development plan officers will seek to work where possible with the community to ensure that a development plan is prepared which both meets national planning policy and has community support.
015	Liz Collinson	N/A	N/A	Development needs should be focused on brownfield land as a priority over green fields. Brownfield locations have less damaging impact on the environment and have better accessibility. Development should be regulated within a local plan and not use excessively high housing figures to justify development on green fields.	Objection noted. It should be recognised that brownfield sites are a finite resource and all available brownfield sites have already been included in the known supply. This response does not include any suggestions of brownfield sites which are not known to the City Council.
016	Jean O'Neill	N/A	N/A	The North Lancashire Green Belt remains fit for purpose and does not require a review. The need for further housing growth has not been properly established and is based on aspirational economic projections.	Objection noted. There is no evidence that after 25 years of designation that the North Lancashire Green Belt remains fit for purpose. The best way to establish whether it remains fit for purpose is through an up to date review of the designation. The Turley Report follows a national methodology for calculating housing and employment need which is set out in national planning policy. The Report has been reviewed by local authority planning officers and independently by the Planning Advisory Service. Whilst it is acknowledged that the Report recommends a challenging figure there is no evidence provided to suggest that this is not an accurate reflection of housing need within the district.
017	John Bentham	Environmental Protection in Kellet (EPIK)	N/A	It is not acceptable to encroach on the Green Belt which are areas designated to ensure that future generations are able to appreciate the countryside. Other approaches should be considered to meet development needs outside of the Green Belt.	Objection noted. Impacts on the environment, landscape and local character will inform the Land Allocations process and inform the suitability of the site for development either in part or as a whole. In relation to sites in the Green Belt a critical element of this consideration will be the results of the forthcoming Green Belt Review.

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018	Brian Jones	Ramblers Association	N/A	<p>The overall housing needs for the district appear to be excessive.</p> <p>Development should be located near to Heysham to capitalise on the growth of new jobs in the area. Protection should be given to land in the Green Belt and land adjacent to the M6 Link Road where development should be avoided. Development briefs should be prepared to accompany any future development proposals.</p>	<p>Comment noted. The Turley Report follows a national methodology for calculating housing and employment need which is set out in national planning policy. The Report has been reviewed by local authority planning officers and independently by the Planning Advisory Service. Whilst it is acknowledged that the Report recommends a challenging figure there is no evidence provided to suggest that this is not an accurate reflection of housing need within the district.</p> <p>National Planning guidance is very clear that local authorities should seek to meet in full their objectively assessed needs (paragraph 49 of the National Planning Policy Framework). It will be for the preparation of the Local Development Plan, in particular the Land Allocations DPD, to understand how this can be achieved to ensure a sound plan is produced.</p>
019	Jonathan Vose	Walsingham Planning on behalf of Primrose Holdings	N/A	<p>There is an acknowledged need for additional housing however it is surprising that no mention is made to the role of the former TDG site, Warton Road, Carnforth as a suitable site for housing purposes. This provides more sustainable and accessible options for future housing than those proposed in this round of consultation.</p>	<p>Comment noted. Clarity will be required over the landowners' intentions over the future use of this site as it has been the Council's understanding that the site was to be re-used for employment purposes. It should be noted that the Council would support the re-use of this site for residential purposes.</p>
020	Emily Hyrcan	Historic England	N/A	<p>Historic England would draw attention to the need to consider the impact of proposed allocations on the historic environment in accordance with the NPPF and guidance issued by Historic England entitled 'Site Allocations and the Historic Environment'.</p> <p>Consequently before allocating any site there would need to be some evaluation of impact which the development might have upon those elements that contribute to heritage assets. Sites which have impacts on assets should be avoided.</p>	<p>Comment noted. Impacts on the historic environment, landscape and local character will inform the Land Allocations process and inform the suitability of the site for development either in part or as a whole.</p> <p>The City Council will continue to liaise with Historic England to understand the potential impacts on the historic environment in preparing the local development plan.</p>
021	Emily Hyrcan	Historic England	N/A	<p>The preparation of a local development plan should have due consideration to strategic cross boundary issues, these include extensive heritage assets, major heritage based tourism attractions, major quarries, major changes to the Green Belt and major development proposals which will affect important heritage assets.</p>	<p>Comment noted. The City Council will continue with the process of Duty to Cooperate which is critical to local plan preparation.</p>

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022	Emily Hyrcan	Historic England	N/A	<p>Historic England recognise that the site put forward at this stage represent only potential sites with their preference for inclusion determined at the next stage of the plan process.</p> <p>Historic England advises that to reach such decision the Council engage with conservation, design and archaeological teams to ensure awareness of all relevant features in the historic environment.</p>	Comment noted.
023	Adam Key	Savills on behalf of the Bailrigg Farmland Trustees	N/A	It is agreed that Lancaster City Council should produce an up-to-date Local Plan in accordance with the NPPF and that an urban focused approach is the correct one.	Comment noted.
024	Adam Key	Savills on behalf of the Bailrigg Farmland Trustees	N/A	We agree with the emphasis on the urban extension option as this is the most sustainable in planning terms. Green Belt Review will be more complicated and whilst the new link road will present opportunities a review will be necessary to understand the potential for such opportunities. We welcome the narrowing of the options for village expansion although exceptional circumstance will be necessary to justify significant growth in Dolphinholme.	Comment noted.
025	Dr. M.P. Coogan	N/A	N/A	<p>Objection to the evidence used to inform the consultation, in particular the role of the Turley Housing Report which is not actual evidence and makes a number of unrealistic assumptions and projections about future growth.</p> <p>It would appear more logical to get a range of options from a range of respectable bodies in able to move forward with a more realistic housing need for the district.</p>	<p>Comment noted. The Turley Report follows a national methodology for calculating housing and employment need which is set out in national planning policy. The Report has been reviewed by local authority planning officers and independently by the Planning Advisory Service. Whilst it is acknowledged that the Report recommends a challenging figure there is no evidence provided to suggest that this is not an accurate reflection of housing need within the district.</p> <p>National Planning guidance is very clear that local authorities should seek to meet in full their objectively assessed needs (paragraph 49 of the National Planning Policy Framework). It will be for the preparation of the Local Development Plan, in particular the Land Allocations DPD, to understand how this can be achieved to ensure a sound plan is produced.</p> <p>It is accepted that information and evidence can change over time and therefore the City Council will seek review its</p>

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					position when necessary to ensure the local development plan remains based on up-to-date information.
026	Dr. M.P. Coogan	N/A	N/A	It is unacceptable for the development of new housing to destroy agricultural land and wildlife habitats. Opportunities for developing green field sites should be restricted with a preference given to the regeneration of brownfield sites.	Comment noted. It should be recognised that brownfield sites are a finite resource and all available brownfield sites have already been included in the known supply. This response does not include any suggestions of brownfield sites which are not known to the City Council.
027	David Walmsley	N/A	N/A	The level of housing growth proposed is significant and will have to address the issues of water drainage. Careful planning is necessary to prevent issues such as surface water run-off and flooding which may adversely affect water quality. I would strongly support the role of SuDs in any proposals which come forward.	Comment noted. This consultation represents the first stage of investigation of site suitability, availability and deliverability. In preparing the local development plan, in particular the Land Allocations DPD the City Council will be discussing with all infrastructure providers to understand existing capacity, constraints and opportunities for improvement and expansion. These discussions will be critical to informing the allocations process.
028	David Walmsley	N/A	N/A	Development should be located close towards centres of work to sustain communities. Building should not be allowed to become ribbon development which destroys the value of the area.	Objection noted. Impacts on the environment, landscape and local character will inform the Land Allocations process and inform the suitability of the site for development either in part or as a whole.
029	David Walmsley	N/A	N/A	Future housing needs should be focused on delivering community centred affordable housing with a good housing mix for all sections of the community. All new build should be of a good design and energy efficient.	Comment noted.
030	David Walmsley	N/A	N/A	The local development plan should also seek to enhance green networks and connectivity between our urban areas. Further consideration should be given to developing a new bridge across the River Lune at New Quay Road which will provide enhanced regeneration opportunities on both sides of the River.	Comment noted.

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031	Jane Meaden	N/A	N/A	<p>Concern over unrealistic economic growth projections, this is a rural area and future economic growth can only be achieved by bringing young people into the area. Beyond the University, Port and Power Station there are no major employers nor does there need to be.</p>	<p>Comment noted. The Turley Report follows a national methodology for calculating housing and employment need which is set out in national planning policy. The Report has been reviewed by local authority planning officers and independently by the Planning Advisory Service. Whilst it is acknowledged that the Report recommends a challenging figure there is no evidence provided to suggest that this is not an accurate reflection of housing need within the district.</p> <p>National Planning guidance is very clear that local authorities should seek to meet in full their objectively assessed needs (paragraph 49 of the National Planning Policy Framework). It will be for the preparation of the Local Development Plan, in particular the Land Allocations DPD, to understand how this can be achieved to ensure a sound plan is produced.</p> <p>Economic data is provided via the Employment Land Review (ELR) which makes use of Experian Economic forecasting. The ELR has been prepared using national methodology and there is no evidence provided to suggest that positive economic growth within the district to the levels forecast is not realistic.</p> <p>National planning guidance is very clear that local authorities should be planning positively for a strong and competitive economy. The preparation of a local plan which ignores such opportunities would not be considered to be sound.</p>
032	Jane Meaden	N/A	N/A	<p>There are a number of issues which need addressing as part of any future development plan which include:</p> <ul style="list-style-type: none"> • Drainage and Flooding Issues. • The provision of affordable housing. • Ensuring sustainable building rates • Implications of the Heysham / M6 Link Road 	<p>Comment noted. This consultation represents the first stage of investigation of site suitability, availability and deliverability. In preparing the local development plan, in particular the Land Allocations DPD the City Council will be discussing with all infrastructure providers to understand existing capacity, constraints and opportunities for improvement and expansion. These discussions will be critical to informing the allocations process.</p> <p>Impacts on the environment, landscape and local character will inform the Land Allocations process and inform the suitability of the site for development either in part or as a</p>

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					whole. In relation to sites in the Green Belt a critical element of this consideration will be the results of the forthcoming Green Belt Review.
033	Jeremy Pickup	Environment Agency	N/A	<p>We have considered the proposed development sites and have no objections in principle to their future development.</p> <p>Several water bodies lie within the boundaries of potential development zones and the EA would have concerns over any proposed culverting or rerouting of these watercourses.</p>	Comment noted. The City Council will continue to liaise with the Environment Agency to understand the potential impacts on the watercourse and flood risk in preparing the local development plan.
034	Jeremy Pickup	Environment Agency	N/A	<p>Much of the land proposed for development is green field and is currently in agricultural use. Consideration should be given to the changing farm practices which may occur as development occurs or land is banked for future development and their impact on the water quality in local watercourses. There is likely to be several water abstractions and discharges necessary in the proposed development boundaries and the impacts of these need to be considered.</p>	Comment noted.
035	Alan Hubbard	National Trust	N/A	<p>No particular comments to make at this stage of the potential merits of any sites.</p>	Comment noted.
036	Andy Collinson	N/A	N/A	<p>Questions the validity of the Turley Report which provides an unscientific approach to calculating housing need with unrealistic projections of population and economic growth.</p> <p>Rather than blindly accept the Turley recommendations the Council should undertake a scientific peer review and ensure that any such assumptions are checked over time.</p> <p>It is recommended that development should be focused on land to the west of the M6 including a range of brownfield sites in Lancaster.</p>	<p>The Turley Report follows a national methodology for calculating housing and employment need which is set out in national planning policy. The Report has been reviewed by local authority planning officers and independently by the Planning Advisory Service. Whilst it is acknowledged that the Report recommends a challenging figure there is no evidence provided to suggest that this is not an accurate reflection of housing need within the district.</p> <p>National Planning guidance is very clear that local authorities should seek to meet in full their objectively assessed needs (paragraph 49 of the National Planning Policy Framework). It will be for the preparation of the Local Development Plan, in particular the Land Allocations DPD, to understand how this can be achieved to ensure a sound plan is produced.</p> <p>It is accepted that information and evidence can change over time and therefore the City Council will seek review its</p>

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					<p>position when necessary to ensure the local development plan remains based on up-to-date information. However any updates need to be not purely an academic exercise and requires consideration of housing markets and national planning guidance.</p> <p>It should be recognised that brownfield sites are a finite resource and all available brownfield sites have already been included in the known supply. This response does not include any specific suggestions of brownfield sites which are not known to the City Council.</p>
037	Kate Kingston	Peel Ports	N/A	Acknowledge references to the role of the Port of Heysham in relation to job creation through the plan period. Would also confirm the emerging policy from the 2012 Draft Preferred Options Land Allocation DPD in relation to the Port of Heysham.	Comment noted.
038	Andrew Tait	Steven Abbott LLP on behalf of Russell Armour Homes	N/A	<p>Given the lack of housing supply in Lancaster District the principles of considering the range of housing to meet objectively assessed needs is welcomed. The role of Green Belt Review is also welcomed as something which has been long overdue given the age of the designation and overall development need.</p> <p>The approach of a hybrid option is supported as it is rightly noted that the districts needs cannot be met through one single option on its own. Whilst the hybrid approach is supported caution should be noted in relation to the deliverability of large sites and their deliver could be hindered by a number of factors, in particular the costs of development.</p> <p>Consideration should be given not only to how larger house builders will assist in meeting the development needs of the district but also how smaller / medium size developers who have a more local interest can boost supply.</p>	Comment and support noted.
039	Rob Moore	Savills on behalf of the Lancaster Port Commissioners	N/A	It is agreed that Lancaster City Council should produce an up-to-date Local Plan in accordance with the NPPF and that an urban focused approach is the correct one. Consideration should be	Comment and site suggestion noted.

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				<p>given to the role of land at New Quay Road as an allocation within the forthcoming plan.</p>	
040	Dr. Lesley Bryan	N/A	N/A	<p>Development needs to be directed towards Brownfield sites, which the Council have ignored. These include sites at Luneside East, Bulk Road, land at St Leonardsgate and the wider Lancaster Canal Corridor site.</p> <p>Any Review of the Green Belt will not be objective given the status of this consultation and the availability of Site GB4 for development.</p>	<p>Comment noted. The brownfield sites which have been suggested in this submission already form part of the SHLAA process and will be forwarded for suitable and appropriate development as part of local plan process. The respondent has failed to suggest any brownfield which are not already under considered for development by the City Council.</p> <p>The Green Belt Review will be undertaken by the City Council. Whilst the responder may seek to object to the principle of undertaking a Review there is no evidence that such a Review will not be objective. The findings of the Green Belt Review will be subject to further consultation and ultimately Public Examination.</p>
041	Samy Ud-din	N/A	N/A	<p>Concern that the Turley Report is based on calculations which are not only based on the upper levels of growth prediction, but on predictions which are in excess of these upper levels.</p> <p>Potential job growth has been over-inflated and potential job losses have been ignored. The housing needs assess also ignores building projections that have passed through the planning stage but are not yet constructed. It also ignores planning applications which have been refused.</p> <p>Turley approach is unscientific and fails to provide a range of options for future growth based on possible variation in assumptions. A valid analysis would have provided a confidence interval and not a single figure.</p> <p>Rather than blindly accept the Turley recommendations the Council should undertake a scientific peer review and ensure that any such assumptions are checked over time.</p>	<p>Comment noted. Economic data is provided via the Employment Land Review (ELR) which makes use of Experian Economic forecasting. The ELR has been prepared using national methodology and there is no evidence provided to suggest that positive economic growth within the district to the levels forecast is not realistic.</p> <p>It is important not to confuse housing demand and housing supply. The Turley Report identifies housing demand only, it will be for the City Council to investigate how that demand will be met by looking at supply, via current allocations, valid planning permissions and new allocations of land.</p> <p>National planning guidance is very clear that local authorities should be planning positively for a strong and competitive economy. The preparation of a local plan which ignores such opportunities would not be considered to be sound.</p> <p>It is accepted that information and evidence can change over time and therefore the City Council will seek review its position when necessary to ensure the local development</p>

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					<p>plan remains based on up-to-date information. However any updates need to be not purely an academic exercise and requires consideration of housing markets and national planning guidance.</p>
042	Linda Longton	N/A	N/A	<p>If less than 13,000 homes are eventually required then the currently proposals could lead to land being development which otherwise would not have been needed. Therefore any development plan needs to set out a priority in relation to which sites should be developed first.</p> <p>Should the full requirement be needed then the district is well behind in terms of road and rail infrastructure with major upgrades necessary. The new link road will not solve all the congestion problems.</p>	<p>Comment noted. The National Planning Policy Framework places an expectation on local authorities to plan for its objectively assessed housing needs (para 49). A development plan which fails to do this on the basis that development may not happen would be considered to be unsound.</p> <p>This consultation represents the first stage of investigation of site suitability, availability and deliverability. In preparing the local development plan, in particular the Land Allocations DPD the City Council will be discussing with all infrastructure providers to understand existing capacity, constraints and opportunities for improvement and expansion. These discussions will be critical to informing the allocations process.</p>
043	Sue Russell	N/A	N/A	<p>The development plan appears to place a reliance on attracting skilled young workers but does not appear to ensure that this will be achieved through requiring the sufficient provision of affordable and social housing.</p> <p>Clearly more homes are needed but the proposed scale of the requirement is questionable with the need reflecting national trends rather than the local requirements of this region.</p>	<p>Comment noted. The preparation of the local development plan needs to ensure sufficient conditions are in place to support realistic economic growth in the district, one of these conditions is the delivery of sufficient and appropriate housing to meet identified needs.</p> <p>The Turley Report follows a national methodology for calculating housing and employment need which is set out in national planning policy. The Report has been reviewed by local authority planning officers and independently by the Planning Advisory Service. Whilst it is acknowledged that the Report recommends a challenging figure there is no evidence provided to suggest that this is not an accurate reflection of housing need within the district.</p> <p>National Planning guidance is very clear that local authorities should seek to meet in full their objectively assessed needs (paragraph 49 of the National Planning Policy Framework). It will be for the preparation of the Local Development Plan, in</p>

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					particular the Land Allocations DPD, to understand how this can be achieved to ensure a sound plan is produced.
044	Naomi Parsons	N/A	N/A	<p>The Council have already identified sites for between 7,000 and 8,000 new houses and these should be developed first prior to any other option being considered.</p> <p>The Local Development Plan should seek to protect green field land from development to retain local character and prioritise the delivery of affordable housing.</p>	Comment noted. Consideration to how development should be appropriately phased (if necessary) will be done through the preparation of the Land Allocations DPD.
045	Naomi Parsons	N/A	N/A	<p>Concern over the length of time being planned for and the potential for significant variation on levels of development therefore figures need to be revisited regularly to ensure their ongoing validity.</p> <p>Concern over the approaches in the Turley Report and it is recommended that the assumed vacancy rates are reduced in line with national figures and an acceptance that new builds in Lancaster do not seem to be selling.</p>	<p>Comment noted. Paragraph 157 of the National Planning Framework require local development plans to be drawn up for a reasonable time period – preferably 15 years. Given the length of time taken for plan preparation this is generally presented as a 20 year timeframe. Therefore Lancaster District’s plan period of 2011 – 2031 is not unusual and not contrary to national guidance. To prepare a development plan for a shorter period would not be considered robust or sound.</p> <p>The Turley Report follows a national methodology for calculating housing and employment need which is set out in national planning policy. The Report has been reviewed by local authority planning officers and independently by the Planning Advisory Service. Whilst it is acknowledged that the Report recommends a challenging figure there is no evidence provided to suggest that this is not an accurate reflection of housing need within the district.</p> <p>National Planning guidance is very clear that local authorities should seek to meet in full their objectively assessed needs (paragraph 49 of the National Planning Policy Framework). It will be for the preparation of the Local Development Plan, in particular the Land Allocations DPD, to understand how this can be achieved to ensure a sound plan is produced.</p>

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046	Dave Sherratt	United Utilities	N/A	<p>United Utilities have review the consultation documents and have no comments to make at this stage. However, United Utilities wish to be included in further dialogue with the Council where appropriate to ensure that UU can facilitate the delivery of necessary infrastructure in line with the your delivery targets whilst safeguarding services to customers.</p>	<p>Comment noted. The City Council will continue to liaise with the United Utilities to understand the potential impacts on water supply and foul drainage in preparing the local development plan.</p>
047	Graham Agnew	N/A	N/A	<p>Concern over how new population and household projections have been dealt with by Turley in the preparation of new housing needs report. It appears to be just recycled information from the 2013 assessment.</p> <p>There is an unrealistic view of future job growth, EDF have no timescale for building a new power station and during the next 7 years only 300 jobs will be created by their apprentice scheme.</p> <p>Future growth has not been considered against future infrastructure needs both in terms of education, public transport and health.</p>	<p>The Turley Report follows a national methodology for calculating housing and employment need which is set out in national planning policy. The most recent report makes use of updated population and household projections and more localised economic data which were not available for the 2013 report. It has been reviewed by local authority planning officers and independently by the Planning Advisory Service. Whilst it is acknowledged that the Report recommends a challenging figure there is no evidence provided to suggest that this is not an accurate reflection of housing need within the district.</p> <p>National Planning guidance is very clear that local authorities should seek to meet in full their objectively assessed needs (paragraph 49 of the National Planning Policy Framework). It will be for the preparation of the Local Development Plan, in particular the Land Allocations DPD, to understand how this can be achieved to ensure a sound plan is produced.</p> <p>Economic data is provided via the Employment Land Review (ELR) which makes use of Experian Economic forecasting. The ELR has been prepared using national methodology and there is no evidence provided to suggest that positive economic growth within the district to the levels forecast is not realistic.</p> <p>The ELR does not factor in growth at Heysham Power Station as it is not considered realistic that job growth will occur here in relation to a new power station.</p> <p>National planning guidance is very clear that local authorities should be planning positively for a strong and competitive</p>

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					<p>economy. The preparation of a local plan which ignores such opportunities would not be considered to be sound.</p> <p>This consultation represents the first stage of investigation of site suitability, availability and deliverability. In preparing the Draft Land Allocations DPD the City Council will be discussing with all key infrastructure providers to understand existing capacity and constraints and whether opportunities for improvement / expansion exist. These discussions will be critical to informing the allocations process.</p>
048	Rob Wharton	N/A	N/A	<p>Concern over the source of evidence for the high housing numbers. The district does not have sufficient economic opportunities to facilitate such growth. Experian have a vested interest in championing high growth and it would have been preferable to engage a more objective study using academic resources.</p>	<p>Economic data is provided via the Employment Land Review (ELR) which makes use of Experian Economic forecasting. The ELR has been prepared using national methodology and there is no evidence provided to suggest that positive economic growth within the district to the levels forecast is not realistic. Equally there is no evidence that Experian have a vested interest in unrealistically inflating the economic growth for Lancaster.</p> <p>National planning guidance is very clear that local authorities should be planning positively for a strong and competitive economy. The preparation of a local plan which ignores such opportunities would not be considered to be sound.</p> <p>It is accepted that information and evidence can change over time and therefore the City Council will seek review its position when necessary to ensure the local development plan remains based on up-to-date information. However, it should be noted that any review should be based on reality and not purely an academic exercise.</p>
049	Cllr R. Mace	Lancaster City Council	N/A	<p>Requests that the North Lancashire Green Belt remain substantially unchanged following a Review. Whilst Housing is recognised to be important it should be balanced against the loss of agricultural land which is a finite and valuable resource.</p>	<p>Comment noted. There is no evidence that after 25 years of designation that the North Lancashire Green Belt remains fit for purpose. The best way to establish whether it remains fit for purpose is through an up to date review of the designation.</p>

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				<p>It is unacceptable to encroach on the Green Belt so that future generations to appreciate open countryside rather than seeing open land disappear under unrestricted urban sprawl.</p> <p>None of the purposes of the North Lancashire Green Belt have changed since its original designation.</p>	
050	J. Leach	N/A	N/A	<p>The evidence used to justify future growth are not fit for purpose as there has been an over estimation of job growth which did not provide distribution of job growth by sector, did not provide confidence intervals for the accuracy of predictions and does not provide a demographic description of the additional population.</p> <p>The draft plan does not recognise existing parish plans and does not try to preserve the ambience of rural communities.</p>	<p>Comment noted. Economic data is provided via the Employment Land Review (ELR) which makes use of Experian Economic forecasting. The ELR has been prepared using national methodology and there is no evidence provided to suggest that positive economic growth within the district to the levels forecast is not realistic.</p> <p>National planning guidance is very clear that local authorities should be planning positively for a strong and competitive economy. The preparation of a local plan which ignores such opportunities would not be considered to be sound.</p>
051	Deborah Otway	N/A	N/A	<p>Disagrees with the overall strategy and believe that the housing numbers are seriously over inflated. This requirement is based on job growth predictions which are unsubstantiated.</p> <p>The growth rates proposed will have a detrimental impact on the district, creating burdens on local infrastructure and will lead to the cherry picking of greenfield sites over brownfield locations.</p> <p>Lancaster does not have the capacity for this level of development and the character of the district should be considered when producing a prediction on future housing requirements.</p>	<p>Comment noted. The Turley Report follows a national methodology for calculating housing and employment need which is set out in national planning policy. The Report has been reviewed by local authority planning officers and independently by the Planning Advisory Service. Whilst it is acknowledged that the Report recommends a challenging figure there is no evidence provided to suggest that this is not an accurate reflection of housing need within the district.</p> <p>National Planning guidance is very clear that local authorities should seek to meet in full their objectively assessed needs (paragraph 49 of the National Planning Policy Framework). It will be for the preparation of the Local Development Plan, in particular the Land Allocations DPD, to understand how this can be achieved to ensure a sound plan is produced.</p> <p>This consultation represents the first stage of investigation of site suitability, availability and deliverability. In preparing the Draft Land Allocations DPD the City Council will be discussing with all key infrastructure providers to understand existing</p>

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					capacity and constraints and whether opportunities for improvement / expansion exist. These discussions will be critical to informing the allocations process.
052	Deborah Otway	N/A	N/A	<p>Supports the Review of the Green Belt and believe that site GB1 would be a viable option which is well connected to infrastructure. Site GB2 is disjointed from other residential areas and Sites GB3 and GB4 would assist with the distribution of development throughout the district rather than focussing in one particular area.</p> <p>Development should be spread more evenly through the district and should include low-scale development in rural areas. This would prevent an ageing population in villages and support the continuation of rural services. However, I do not support the village expansion of Dolphinholme to the scale proposed.</p>	Support and comment noted.
053	Chris Garner	Garner Planning	N/A	<p>Agree with the overall strategy for an urban focussed approach that is supplemented by larger strategic sites. It is agreed that strategic sites are needed to meet the objectively assessed housing needs. It is not agreed that the strategic sites identified can be considered alternative development options.</p> <p>An assessment of housing land requirements and supply indicates that the planning authority must allocate all the strategic sites for development. [The respondent has provide their own assessment of housing requirement and supply].</p> <p>In reality the Council needs to provide a sufficient mix of development opportunities as not all sites will come forward or produce the housing yields forecast. At present there is no room for delay / slippage of these strategic sites and flexibility needs to be provided within the development plan in order to meet identified needs.</p>	<p>Comment noted.</p> <p>The Turley Report follows a national methodology for calculating housing and employment need which is set out in national planning policy. The Report has been reviewed by local authority planning officers and independently by the Planning Advisory Service.</p> <p>National Planning guidance is very clear that local authorities should seek to meet in full their objectively assessed needs (paragraph 49 of the National Planning Policy Framework). It will be for the preparation of the Local Development Plan, in particular the Land Allocations DPD, to understand how this can be achieved to ensure a sound plan is produced.</p>

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054	Tim Parsons	N/A	N/A	<p>Concern that the Turley Report is misleading and has serious inaccuracies and, as result, recommends an over inflated housing requirement. It is recommended that further independent, academic advice before acting on the Turley Report on the following grounds:</p> <ul style="list-style-type: none"> • Overly optimistic projections of job growth. Census based evidence show that job projections for Lancaster District have been historically high. • The Turley Report does not take account of Unattributable Population Change. If this were taken account of it would reduce housing requirements significantly. • Student accommodation requirements ignore the fact that the majority of student desire accommodation on campus. Neither does it take account of the availability of existing student accommodation. • In future years it is likely that people will work longer reducing the need for incoming workers and therefore new houses. • Whilst Turley acknowledge that the figures for people migrating away is inaccurately low they do not make any allowances for this in making the recommendation. • Historic evidence shows that the information from Experian has been inaccurate. • There has been double counting of incoming workers mitigating into Lancaster District for work which has inflated the levels of housing needed. • No consideration of the role of empty properties. • No consideration in the reduction of employment growth at Lancaster Canal Corridor. • House prices have not risen dramatically since 2007. • Turley note that the level of household formations has dropped in recent years and conclude that this is due to the lack of houses. If this were the case then it would be able to show that the levels of concealed households has risen, this evidence is not shown. 	<p>The Turley Report follows a national methodology for calculating housing and employment need which is set out in national planning policy. The Report has been reviewed by local authority planning officers and independently by the Planning Advisory Service. Whilst it is acknowledged that the Report recommends a challenging figure there is no evidence provided to suggest that this is not an accurate reflection of housing need within the district.</p> <p>National Planning guidance is very clear that local authorities should seek to meet in full their objectively assessed needs (paragraph 49 of the National Planning Policy Framework). It will be for the preparation of the Local Development Plan, in particular the Land Allocations DPD, to understand how this can be achieved to ensure a sound plan is produced.</p> <p>It is accepted that information and evidence can change over time and therefore the City Council will seek review its position when necessary to ensure the local development plan remains based on up-to-date information. Any such reviews will have to be take into account realistic market conditions and national planning guidance and not purely be an academic exercise which would be unsound in informing the preparation of a local plan.</p>
055	Tim Parsons	N/A	N/A	<p>The creation of a plan up to 2031 is simply too far ahead, it may be a Government directive but Governments change regularly.</p>	<p>Comment noted. Paragraph 157 of the National Planning Framework require local development plans to be drawn up</p>

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				Therefore the preparation of a 5 year plan is a much better approach.	for a reasonable time period – preferably 15 years. Given the length of time taken for plan preparation this is generally presented as a 20 year timeframe. Therefore Lancaster District’s plan period of 2011 – 2031 is not unusual and not contrary to national guidance. To prepare a development plan for a shorter period would not be considered robust or sound.
056	Tim Parsons	N/A	N/A	<p>Instead of identifying new sites for development the Council should actively pursue applications which have been granted but not yet built. Developers should be held to account to build the houses they say they want to build in the timeframe laid out.</p> <p>The Council should prioritise the regeneration of brownfield sites over greenfield locations.</p>	<p>Comment noted. The City Council’s remit as planning authority allows them to grant or refuse planning permission for new development. Planning Law does not allow for Council’s to actively pursue and enforce the implementation of planning permission which may not be implemented for many valid reasons.</p> <p>It should be recognised that brownfield sites are a finite resource and all available brownfield sites known about are included in the housing supply. This response does not include any suggestions of brownfield sites which are not known to the City Council.</p>
057	David Thompson	Peel Holdings Ltd and Commercial Estates Group	N/A	Welcome the acknowledgement that there is a need to plan for new homes. The Objectively Assessed needs highlight the need for between 650 – 700 houses to be built per annum. Whilst no critique has been undertaken of the OAN it would appear the Council should adopt as a minimum the 700 dwellings per annum figure which is better aligned with the guidance contained in the National Planning Policy Framework.	Comment noted. National Planning Guidance is very clear that local authorities should seek to meet in full their objectively assessed needs (paragraph 49 of the NPPF). It will be for the preparation of the Local Development Plan, in particular the Land Allocations DPD, to understand how this can be achieved to ensure a sound plan is produced.
058	Jonathan Wallace	Nathaniel Lichfield on behalf of Commercial Estates Projects.	N/A	CEP welcome the need to plan for a greater number of houses in Lancaster District in order to meet demand created from a growing population and decreasing household size. This includes the delivery of necessary infrastructure to meet future needs.	Comment noted.
059	Paul Tunstall	JWPC	N/A	In general terms there is support for the hybrid approach to meeting future housing needs and the Council’s acknowledgement of the significant housing needs in the district.	Support noted.

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060	Paul Tunstall	JWPC	GB1 – GB4	<p>We support the approach of a Green Belt Review, it is an important matter and necessary when growth of the district is needed.</p> <p>The current options consultation suggests four locations for review which is felt to be premature as it places boundaries on maps, even if these are indicative. However, in general terms these four sites are supported provided they are not the only places where review will take place.</p>	Support and Comment noted.
061	Paul Tunstall	JWPC	N/A	JWPC object to the exclusion of Aldcliffe as area which could accommodate strategic growth in the future. This area is highly accessible to local services and is a viable location for development. This is highlighted within a recent Inspectors decision for development in this area.	Objection noted. Land in the Aldcliffe area has been considered through the SHLAA process and is not considered to be of a sufficient size and scale to be a strategic option as defined in the 'People, Homes and Jobs' consultation.
062	Colin Griffiths	Satnam Planning Services	N/A	<p>There is an urgent need for additional deliverable housing sites to meet the identified objectively assessed housing needs for the district.</p> <p>We agree with the Council's strategy to continue with an urban focussed approach as it will result in the most sustainable sites selected.</p>	Comment and support noted.
063	Colin Griffiths	Satnam Planning Services	N/A	The Review of the Green Belt should only take place following a thorough a comprehensive assessment of sites outside of this designation. This include the assessment of land at Willow Lane, Lancaster.	National planning guidance is very clear on the role of Green Belts and when they can be reviewed. There is no evidence that after 25 years of designation that the North Lancashire Green Belt remains fit for purpose. The best way of establishing whether it remains fit for purpose is through an up to date review of the designation.

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064	Michael Gilbert	Peter Brett Associates on behalf of Hurstwood Holdings	N/A	<p>It is wholly unrealistic to expect all the deliverable SHLAA sites to come forward over the plan period. Therefore the City Council must identify and allocate sufficient land to ensure flexibility in the level of land available for development.</p> <p>Concern raised over the proposed hybrid approach to deliver future development needs. There is a lack of urban brownfield sites which have been identified as part of the approach, with the reliance of green field locations to meet need.</p> <p>There should be a focus on the most sustainable locations, starting with Lancaster City Centre and working outwards. The City Council should be doing everything possible to exhaust all brownfield sites prior to the release of green field sites.</p> <p>In this regard we consider the Council should formally allocate land at Lune Industrial Estate for residential development. This area is highly sustainable in terms of access to the City Centre and would form a logical continuation of residential development along the quayside. The Industrial Estate is no longer viable for employment purposes and alternative, more appropriate uses for the site should be sought.</p>	<p>Comment noted. National Planning Guidance is very clear that local authorities should seek to meet in full their objectively assessed needs (paragraph 49 of the NPPF). It will be for the preparation of the Local Development Plan, in particular the Land Allocations DPD, to understand how this can be achieved to ensure a sound plan is produced.</p> <p>The overall strategy seeks to encourage an urban focussed approach which will seek to promote the re-use of brownfield sites for appropriate and sustainable development. As the responder will be aware the City Council have, through earlier emerging policy, sought to promote a more flexible approach towards regeneration of the Lune Industrial Estate and will continue dialogue with landowners and key stakeholders to establish whether a proposals which represents sustainable development can be achieved.</p>
065	Tim Dant	N/A	N/A	<p>Concern over the Turley Report which grossly over estimates the levels of housing needed within the district. The City Council would seek further, properly independent, advice before progressing the plan, particularly in regard to:</p> <ul style="list-style-type: none"> • Reduce the projected numbers of jobs to reflect historical evidence. • Reduce the housing need by using government models for predicting housing need and standard UK vacancy rates. • 065Take proper account of the local housing market, both for sale and rent. • Indicate the sequence of areas that should be developed should demand materialise. 	<p>Comment noted. The Turley Report follows a national methodology for calculating housing and employment need which is set out in national planning policy. The report has been review by local authority planning officers and independently by the Planning Advisory Service. The levels of scrutiny on the Report have been high. Whilst it is acknowledged that the Report recommends a challenging figure there is no evidence provided that suggest that this is not an accurate reflection of the housing requirement for the district.</p> <p>National Planning Guidance is very clear that local authorities should seek to meet in full their objectively assessed needs (paragraph 49 of the NPPF). It will be for the preparation of the Local Development Plan, in particular the Land Allocations</p>

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					DPD, to understand how this can be achieved to ensure a sound plan is produced.
066	Tim Dant	N/A	N/A	<p>Both the Employment Land Review and Housing Assessment rely on forecasting which is done by desk based manipulation of statistics. At no time is there any clear explanation of who will provide the predicted jobs and yet this is the principle basis for significant and unprecedented housing growth. The City Council need to:</p> <ul style="list-style-type: none"> • Postpone finalising its Local Plan and commission a detailed critical review of both key pieces of evidence. • Devise a draft stage plan which identifies those areas where development would be encouraged first. • Make clear to local residents that it is unlikely that most of the proposed areas for housing development are unlikely to proceed. 	<p>Both the Housing Requirement Report and Employment Land Review (ELR) are desk based reports which have been undertaken using discussions with local business and real market evidence. Its objective is a challenging one – forecasting future development requirements but this is necessary to prepare a local development plan in accordance with national planning guidance.</p> <p>The Housing Requirement Report (which makes use of data from the ELR) has already undergone significant scrutiny and there is no evidence that the Report does not provide an accurate reflection of the housing requirement for the district.</p> <p>The local plan process will be to investigate the suitability, availability and deliverability of development sites. This work is ongoing with the Draft Allocations DPD setting out how and where housing requirements will be met.</p>
067	Michael Watson	Over Kellet Parish Council	N/A	<p>Whilst appreciated the City Council have received independent advice on housing and job growth it is not clear where new jobs will be created.</p>	<p>Economic data is provided via the Employment Land Review (ELR) which makes use of Experian Economic forecasting. The ELR has been prepared using national methodology and there is no evidence to suggest that positive economic growth within the district to the levels suggested cannot be achieved.</p> <p>National planning guidance is very clear that local authorities should be planning positively for a strong and competitive economy. There preparation of a local plan which has chosen to ignore such opportunities would not be considered sound or robust.</p>
068	Michael Watson	Over Kellet Parish Council	N/A	<p>In general, the Loss of Green Belt land should be avoided and only considered a last resort once all other options have been exhausted.</p>	<p>Comment noted. There is no evidence that after 25 years of designation that the North Lancashire Green Belt remains fit for purpose. The best way of establishing whether it remains fit for purpose is through an up to date review of the designation.</p>

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069	Dr C. Finnerty	N/A	N/A	It is wrong to consider these areas before the Green Belt Review has taken place. This option was not supported by residents in 2014 so why should this option be considered an option again at this stage?	The preparation of the local development plan is not a vote and will be prepared based on planning matters which will define whether a site is suitable or appropriate for development or not. These planning matters will be thoroughly investigated as the plan is prepared.
070	Marcus Hudson	Lancashire County Council	N/A	Independent forecasts suggest that Lancaster will see employment and GVA growth above the Lancashire average, continuing a trend evidence over several years. In previous consultations the County Council have emphasised the importance of South Lancaster as a strategic site and that it is identified in Lancashire's Strategic Economic Plan (SEP) as a location which is capable of delivering development	Comment noted.
071	Marcus Hudson	Lancashire County Council	N/A	In light of the provisions of the Draft Highways and Transport Masterplan for Lancaster District, particularly in relation to transport interventions required to provide for the housing needs of the district it is felt necessary for the Council to consider its position in relation to the Community Infrastructure Levy which would provide a valuable funding mechanism for strategic improvements.	Comment noted. The City Council will be investigating the feasibility of introducing a CIL charge which will sit alongside the local development plan. Should sufficient viability exist to introduce CIL then the City Council will seek to liaise with the City Council over how such monies will be directed.
072	Marcus Hudson	Lancashire County Council	N/A	Acknowledgement that a review of the Green Belt is necessary and, as and when elements of the Green Belt Review advances the County Council would wish to remain involved to determine suitability.	Comment noted. The County Council will remain updated on the progress of the Green Belt Review.
073	Marcus Hudson	Lancashire County Council	N/A	Due to the scale of proposed development, any of the options outline in the consultation would require a school site at the County Council cannot deliver school places in these areas. The County Council would expect the District to work on Lancashire's behalf to negotiate suitable school sites. Detail over specific education requirements are provided as part of the County Council's submission.	Comment noted. This consultation represents the first stage of investigation of site suitability, availability and deliverability. In preparing the draft Land Allocations DPD the City Council will be discussing with all the local community, key stakeholders and infrastructure providers to understand the existing capacity, constraints and opportunities for expansion / improvement. These discussions will be critical to informing the allocations process.

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074	Marcus Hudson	Lancashire County Council	N/A	Lancashire County Council, as the Lead Flood Risk Authority are pleased to note that areas which have a known flood risk have been identified in that appropriate mitigation measures would be required if a site was to come forward for development.	Comment noted. This consultation represents the first stage of investigation of site suitability, availability and deliverability. In preparing the draft Land Allocations DPD the City Council will be discussing with all the local community, key stakeholders and infrastructure providers to understand the existing capacity, constraints and opportunities for expansion / improvement. These discussions will be critical to informing the allocations process.
075	John Whitehead	Lancaster Branch of the Labour Party	N/A	<p>Concern raised over the robustness of the Turley Report which appears to recommend excessive housing needs for the district. Whilst the research undertaken by Turley's is detailed the rigour of the analysis can be questioned.</p> <p>Some of the assumptions over future employment growth are optimistic as key schemes will take time to generate employment. A closer analysis of the type of jobs to be created and the sort of people who are required to take them is required. Job growth does not necessarily imply migration into the district.</p> <p>Unlike other reports (such as those undertaken on the Fylde Coast) Turley's have failed to take into account geographic and housing mix.</p> <p>Whilst it is recognised that the City Council needs a plan to meet both local and national requirements, it is recommended that a more realistic house building target of 575 houses per year is pursued.</p>	<p>Comment and additional information noted. The Turley Report follows a national methodology for calculating housing and employment need which is set out in national planning policy. The Report has been reviewed by local authority planning officers and independently by the Planning Advisory Service.</p> <p>National Planning guidance is very clear that local authorities should seek to meet in full their objectively assessed needs (paragraph 49 of the National Planning Policy Framework). It will be for the preparation of the Local Development Plan, in particular the Land Allocations DPD, to understand how this can be achieved to ensure a sound plan is produced. Equally national planning guidance is very clear that local authorities should be planning positively for a strong and competitive economy. The preparation of a local plan which ignores such opportunities would not be considered to be sound.</p> <p>The submitted housing needs assessment has been reviewed and has not been prepared in accordance with national methodology and has not taken appropriately account of market signals. As a result the approach taken is not considered to be a sound one and is not a robust basis to prepare a development plan in accordance with the National Planning Policy Framework.</p>

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076	John Whitehead	Lancaster Branch of the Labour Party	N/A	Concern over the proposed rural sites over accessibility and the lack of infrastructure. Quality design and housing density will be major issues for any development which takes place.	Comment noted. This consultation represents the first stage of investigation of site suitability, availability and deliverability. In preparing the draft Land Allocations DPD the City Council will be discussing with all the local community, key stakeholders and infrastructure providers to understand the existing capacity, constraints and opportunities for expansion / improvement. These discussions will be critical to informing the allocations process.
077	John Whitehead	Lancaster Branch of the Labour Party	N/A	It is important that potential housing types are identified and prioritised according to demand and appropriateness. This should lead to a phased approach which meet regeneration objectives for the district.	Comment noted.
078	John Whitehead	Lancaster Branch of the Labour Party	N/A	Lancaster's status as a university town has a significant effect on the local housing market, particularly the use of the general housing stock to meet student accommodation needs. A coherent strategy is required to ensure that accommodation is provided both for students and residents in the correct location.	Comment noted. The role of student accommodation and its implications on the wider housing market will be given due consideration in preparing the Land Allocations DPD.
079	John Moran	Health and Safety Executive	N/A	The HSE acknowledges that early consultation can be an effective way of alleviating problems due to incompatible development at the later stages of the planning process. Ongoing consultation with the HSE will achieve compliance with paragraph 172 of the National Planning Policy Framework and Regulation 10b of the 2012 Planning Regulations.	Comment noted. This consultation represents the first stage of investigation of site suitability, availability and deliverability. In preparing the draft Land Allocations DPD the City Council will be discussing with all the local community, key stakeholders and infrastructure providers to understand the existing capacity, constraints and opportunities for expansion / improvement. These discussions will be critical to informing the allocations process.
080	Gill Allen	N/A	N/A	Should large amounts of new housing be required then factors such as sustainable drainage systems, water gardens, permeable surfaces, ponds and other environmental drainage systems should be considered.	Comment noted. The issues of flood risk and drainage will be key issues to address in considering the suitability of development sites and ensuring that sustainable development can be achieved.
081	Sarah Littlefield	Lune Rivers Trust	N/A	Concern over the effect of development on the Lune Catchment, the river system and its ecology. Any proposals of the scale proposed will have significant dirty water and surface water run-off. We would advocate the use of	Comment noted. The issues of flood risk and drainage will be key issues to address in considering the suitability of development sites and ensuring that sustainable development can be achieved.

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				SuDs, permeable drainage, tree planting and other environmental solutions to drainage.	
082	Daniel Hughes	PWA Planning on behalf of Oakmere Homes	N/A	Oakmere Homes support the latest evidence for housing need and it is agreed the most appropriate approach to meet this need is via an urban focussed approach which is supplemented by larger strategic sites.	Support noted.
083	Daniel Hughes	PWA Planning on behalf of Oakmere Homes	N/A	Whilst the strategic sites identified are supported there are a number of other sites within the Green Belt which should be considered suitable for development which could assist in meeting development needs.	Comment noted. Consideration of this matter will come through the preparation of the Green Belt Review.
084	Daniel Hughes	PWA Planning on behalf of Oakmere Homes	N/A	With regard to development at Dolphinholme it is not felt that the delivery of 500 homes in this location would represent sustainable development. It is recommended that new housing should be delivered in appropriate areas of the Green Belt.	Comment noted. This consultation represents the first stage of investigation of site suitability, availability and deliverability. In preparing the draft Land Allocations DPD the City Council will be discussing with all the local community, key stakeholders and infrastructure providers to understand the existing capacity, constraints and opportunities for expansion / improvement. These discussions will be critical to informing the allocations process.
085	Katie Delaney	PWA on behalf of Lancashire Care NHS Foundation Trust	N/A	Consideration needs to be given to the effects on social infrastructure from new housing development, of which healthcare will be an important component. As such provision should be made for healthcare within reasonable proximity to existing facilities as well as appropriate mechanisms for funding new facilities as may deemed appropriate.	Comment noted. This consultation represents the first stage of investigation of site suitability, availability and deliverability. In preparing the draft Land Allocations DPD the City Council will be discussing with all the local community, key stakeholders and infrastructure providers to understand the existing capacity, constraints and opportunities for expansion / improvement. These discussions will be critical to informing the allocations process.
086	Katie Delaney	PWA on behalf of Lancashire Care NHS Foundation Trust	N/A	The Trust are in agreement with the latest evidence for housing need. It is also agreed that the most appropriate strategy is to continue with an urban focussed approach with additional large new strategic site development.	Comment noted.
087	Katie Delaney	PWA on behalf of Lancashire Care NHS Foundation Trust	N/A	The Trust have no comments in relation to specific development sites although it is considered that the sites which adjoin existing settlements should be continued to be promoted rather than development in remote locations.	Comment noted.

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088	Katie Delaney	PWA on behalf of Lancashire Care NHS Foundation Trust	N/A	It is considered that there are other potential sites which could assist in meeting the district's housing needs, in particular Ridge Lea Hospital in East Lancaster.	Suggestion noted.
089	Phil Bebbington	N/A	N/A	Support is given to the designation of housing areas which deliver for development needs over a long period, however whilst consideration should be given to the suitability of the sites proposed for development.	Comment and support noted.
090	Phil Bebbington	N/A	N/A	Development needs should also be met through development at the Heysham end of the M6 Link Road, particularly should the Port or Power Station be expanded.	Comment noted.
091	Nick Moule	N/A	N/A	<p>Concern raised over the assumptions made in the Turley Report which has resulted in an excessive figure for future housing need. Other Turley work elsewhere have resulted in more prudent assessments of need. Concerns over the Turley work include:</p> <ul style="list-style-type: none"> • Insufficient information on the types of housing needed. • Existing housing completions have fell below the target and whilst they will increase they will not meet the Turley recommended target. • Assumptions over economic growth are optimistic. More precise information is needed over when economic projects will happen. • Insufficient information has been provided on the existing housing market and the levels of deprivation in the district. • The capacity of the building industry to deliver and the re-use of empty homes should also be considered. 	<p>Comment noted. The Turley Report follows a national methodology for calculating housing and employment need which is set out in national planning policy. The report has been review by local authority planning officers and independently by the Planning Advisory Service. The levels of scrutiny on the Report have been high. Whilst it is acknowledged that the Report recommends a challenging figure there is no evidence provided that suggest that this is not an accurate reflection of the housing requirement for the district.</p> <p>National Planning Guidance is very clear that local authorities should seek to meet in full their objectively assessed needs (paragraph 49 of the NPPF). It will be for the preparation of the Local Development Plan, in particular the Land Allocations DPD, to understand how this can be achieved to ensure a sound plan is produced.</p> <p>Economic data is provided via the Employment Land Review (ELR) which makes use of Experian Economic forecasting. The ELR has been prepared using national methodology and there is no evidence to suggest that positive economic growth within the district to the levels suggested cannot be achieved.</p>

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					National planning guidance is very clear that local authorities should be planning positively for a strong and competitive economy. There preparation of a local plan which has chosen to ignore such opportunities would not be considered sound or robust.
092	Nick Moule	N/A	N/A	The allocation of sites should be subject to size, tenure and affordability of the housing proposed. Producing detailed masterplans and briefs for sites will be essential. Proactive leadership from the Council is necessary to ensure that there is a prioritisation of sites to meet the wider plan objectives.	Comment noted.
093	Nick Moule	N/A	N/A	The development of green land is unavoidable however unpalatable. Reducing the levels required could be considered through reducing housing projections and prioritising brownfield sites.	Comment noted. Any reduction in the housing requirement clearly needs to be evidence and, at this point in time, there is no evidence to suggest that the Turley Report is not a realistic reflection of the housing requirement for the district. It should be recognised that brownfield sites are a finite resource and all available brownfield sites known about are included in the housing supply. This response does not include any suggestions of brownfield sites which are not known to the City Council.
094	Matthew Good	N/A	N/A	The general thrust of the strategy is positive these do not easily translate into a vision. Growth ambitions should reflect the Lancaster’s role regionally.	Comment noted.
095	Matthew Good	N/A	N/A	The strategic objectives are generally considered appropriate with particular support given to objectives SO1 and SO2	Support noted.
096	Matthew Good	Housebuilders Federation	N/A	The proposed housing requirement is noted to have increased since the 2013 SHMA, this increase is supported by the HBF. Whilst we are generally supportive of the increased housing requirement and overall methodology we do consider that the strategy is flawed because the housing and economic strategies do not appear to be adequately aligned.	Comment noted. The Turley Report sets out a series of demographic and employment led scenarios, including a recommended housing requirement. It will be for the Council to determine whether the housing requirement delivered through the development plan appropriately aligns with the evidence for economic growth in the district.

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				The annual rate of job creation is not tested in the SHMA. The fact this is not appropriately tested is considered to be a flaw within the evidence base.	
097	Matthew Good	Housebuilders Federation	N/A	<p>In terms of the tested scenarios the proposed upper range of the Council's preferred housing requirement would only provide for a maximum of 380 jobs per annum, which is lower than the projected levels of job growth of 475 jobs per annum.</p> <p>The jobs baseline + scenario appears to be the most closely representative scenario between housing and employment strategies. As a result it would appear likely that to align its economic and housing strategies the Council should be planning for 800 houses per annum.</p>	See response to comment ID REF 096.
098	Matthew Good	Housebuilders Federation	N/A	No comments provided on the sites identified. It is important to ensure that sites are chosen based on their viability and deliverability. To increase levels of deliverable sites the HBF recommends that the Council provide a wide portfolio of sites which are attractive to the market within the allocations document.	Comment noted.
099	Matthew Good	Housebuilders Federation	N/A	It is important that flexibility is provided within the plan to adapt to changing circumstances. As a result the HBF recommends that a buffer of sites is provided over and above the final housing requirement. This will ensure that the development plan is able to plan positively and provide balance against the inevitable under / none delivery of existing commitments or proposed allocations.	Comment noted. It is agreed that the role of buffer will be considered when preparing the local development plan.
100	Steven Grimster	Barton Wilmore on behalf of R.D. Calrow	N/A	<p>Unconvinced of the range of needs identified in the Land Allocations DPD is truly representative of the housing needs of Lancaster or is fully consistent with national policy.</p> <p>We do not believe that the establishment of a housing requirement is not sufficiently ambitious to secure the growth potential of Lancaster.</p>	Comment noted. The Turley Report sets out a series of demographic and employment led scenarios, including a recommended housing requirement. It will be for the Council to determine whether the housing requirement delivered through the development plan appropriately aligns with the evidence for growth in the district. It should be noted that no evidence has been submitted to suggest that the levels of growth forecast are unrealistic.

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101	Stephen Grimster	Barton Wilmore on behalf of R.D. Calrow	N/A	<p>Concern raised over the assumptions and assessment set out in the housing supply assessment (SHLAA). Concern over the assumptions over densities, delivery rates, lead-in times and net developable areas.</p> <p>The Council need to make realistic assumptions over the development of sites. As a result of the lack of detailed explanation / methodology in the SHLAA we consider that there may be capacity that the assessment of land capacity made by the Council may be an over estimate.</p> <p>As a result we believe that there is justification for additional sites to be considered through the SHLAA and Land Allocations DPD. This includes land at the Cattle Market, Wyresdale Road, Lancaster.</p>	<p>Comment noted. The Turley Report follows a national methodology for calculating housing and employment need which is set out in national planning policy. The Report has been reviewed by local authority planning officers and independently by the Planning Advisory Service. Whilst it is acknowledged that the Report recommends a challenging figure there is no evidence provided to suggest that this is not an accurate reflection of housing need within the district.</p> <p>National Planning guidance is very clear that local authorities should seek to meet in full their objectively assessed needs (paragraph 49 of the National Planning Policy Framework). It will be for the preparation of the Local Development Plan, in particular the Land Allocations DPD, to understand how this can be achieved to ensure a sound plan is produced.</p> <p>Site suggested noted.</p>
102	Graham Love	Janet Dixon Town Planning on behalf of Applethwaite Homes	N/A	The requirements set out in the consultation does not include any headroom for contingency which indicates that the proposed additional provision should be further increased to provide flexibility.	Comment noted. It is agreed that the role of buffer will be considered when preparing the local development plan.
103	Graham Love	Janet Dixon Town Planning on behalf of Applethwaite Homes	N/A	Applethwaite Homes support the principle of a hybrid option and supports the Council's intention to undertake a Green Belt Review	Support noted.
104	Graham Love	Janet Dixon Town Planning on behalf of Applethwaite Homes	N/A	<p>In identifying a portfolio of sites, it will be important to ensure that needs are met as near as possible to the communities in which they arise and there is a need to plan for a variety of sites in a variety of locations and to a variety of scales to meet needs.</p> <p>Specific support is given to removing sites from the Green Belt, particularly in relation to land in the Slyne area close to Sea View Drive.</p>	Comment and site suggestion noted.
105	Tony McAteer	McAteer Associates on behalf of Miller Homes	N/A	Miller Homes are concerned that the vision, as set out, lacks aspiration. Miller Homes support the strategic objectives SO1 and SO2 which are considered to be inextricably linked.	Comment noted. The City Council will be seeking to prepare a local plan in accordance with paragraph 154 which suggests that local plans should be ambitious and realistic.

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106	Tony McAteer	McAteer Associates on behalf of Miller Homes	N/A	<p>Miller Homes generally support the strategy set out by the Council but are concerned over the reliance of strategic sites to meet an increased housing requirement over and above the current requirement is flawed.</p> <p>Reliance on only larger sites with their inherent delays brought about by infrastructure needs will only delay the provision of housing and such an approach is considered to be contrary to national planning policy.</p> <p>Miller Homes consider that the Council should balance a spatial strategy by identifying smaller urban extension sites to meet the needs of the district.</p>	Comment noted. It is accepted that large strategic sites, as those identified in the 'People, Homes and Jobs' consultation will need to be supplemented by the delivery of smaller sites, for example sites which are identified in the Strategic Housing Land Availability Assessment (SHLAA).
107	Tony McAteer	McAteer Associates on behalf of Miller Homes	N/A	<p>Miller Homes are concerned that the Council have not sufficiently considered urban extension sites before promoting changes to Green Belt boundaries. The reliance of large strategic sites will limit the number of developers and thus restrict the delivery of housing. If the Council wish to boost housing supply then a wider range of allocations will be required.</p> <p>To address this issue Miller Homes would seek to promote the redevelopment and reuse of land to the South and East of the Lancaster Leisure Park which is located in East Lancaster.</p>	<p>Comment noted. See response to comment ID REF 106.</p> <p>It should also be noted that the sites at Lancaster Leisure Park are already identified as part of the potential housing supply as part of the SHLAA.</p>
108	David Miller	North Associates on behalf of Oakmere Homes	N/A	The proposed vision is considered to lack sufficient weight and indeed importance. Boosting housing supply and delivery needs to be afforded more importance within the emerging plan.	Comment noted. It is felt that such matters are sufficiently addressed within the strategic objectives. The City Council will be seeking to prepare a local plan in accordance with paragraph 154 which suggests that local plans should be ambitious and realistic.
109	David Miller	North Associates on behalf of Oakmere Homes	N/A	Broadly support the approach taken by the Council, particularly in respect of strategic objectives SO1 and SO2.	Support noted.
110	David Miller	North Associates on behalf of Oakmere Homes	N/A	In meeting future development needs, consideration needs to be given to Lancaster's role in the wider region and that the recommended growth may not support the level of new economic growth identified.	Comment noted.

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111	Graham Love	Janet Dixon Town Planning on behalf of Barratt Homes	N/A	The requirements set out in the consultation does not include any headroom for contingency which indicates that the proposed additional provision should be further increased to provide flexibility.	Comment noted. It is agreed that the role of buffer will be considered when preparing the local development plan.
112	Graham Love	Janet Dixon Town Planning on behalf of Barratt Homes	N/A	Barratt Homes support the Local Plan vision, however the vision does not make any explicit reference to growth and Lancaster District's wider role within the region. This should be expressed more strongly and be reflected in the strategic objectives. Alternative wording is proposed.	Comment noted. Consideration will be given to the proposed amendment, reflecting Lancaster District's wider role within the region, when preparing the local development plan for the district.
113	Graham Love	Janet Dixon Town Planning on behalf of Barratt Homes	N/A	It is unavoidable that greenfield sites will provide the majority of the strategic housing supply for the plan period and therefore it seems unnecessary and misleading to describe the proposed development strategy as 'urban focussed'. Alternative wording is proposed.	Comment noted. Consideration will be given to alternative wording.
114	Graham Love	Janet Dixon Town Planning on behalf of Barratt Homes	N/A	Barratt Homes support the hybrid option but considers that the version currently proposed in the consultation paper be revised to ensure that there is a balanced portfolio of sites which can come forward early in the plan period without overwhelming any one part of the housing market and provide the scale and choice of opportunity needed.	Comment noted.
115	Graham Love	Janet Dixon Town Planning on behalf of Barratt Homes	N/A	In identifying a portfolio of sites, it will be important to ensure that needs are met as near as possible to the communities in which they arise and there is a need to plan for a variety of sites in a variety of locations and to a variety of scales to meet needs.	Comment noted.
116	Graham Love	Janet Dixon Town Planning on behalf of Barratt Homes	N/A	Barratt Homes support the need for a Green Belt Review in order to assess whether land is suitable within that designation to meet development needs.	Support noted.

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117	Warren Hilton	Highways England	N/A	<p>Highways England have considered all the proposed sites as part of this consultation and have the potential to result in major impact upon the operation of the strategic road network.</p> <p>No evidence has been presented as part of this consultation to demonstrate that a robust assessment of the likely impacts upon the network and the associated infrastructure requirements has been undertaken prior to proposing site options and quantum of development within the consultation.</p> <p>Highways England therefore request that the Council undertake such an assessment and that the results are provided to Highways England for review. Cumulative impacts should also be considered as part of this assessment and the proposed uses of strategic sites (i.e. mix between housing and employment) be provided. We look forward to working with the City Council as part of this process.</p>	<p>Comment noted. The potential growth associated with the preparation of the local development plan will have impacts on the local / strategic road network and therefore the development of new / improved infrastructure will be critical to the delivery of the plan.</p> <p>In relation to highways implications, the City Council will continue to work with both Highways England and Lancashire County Council to understand existing highway issues, implications arising from proposed development and how such implications will be mitigated through the new infrastructure.</p> <p>To understand the implications on highways it is clear that further assessment work will be required to understand existing and future capacity issues. This work will be ongoing through the plan preparation process on this will all key partners including Highways England.</p>
118	Peter Dutton	Gladman Developments	N/A	<p>Gladman are generally supportive of the Council's decision to direct further development to Lancaster's key settlements and service centres. However, the Council should not overlook the need for further development in lower order sustainable settlements.</p>	<p>Comment noted.</p>
119	Peter Dutton	Gladman Developments	N/A	<p>The Council requires a balanced strategy to meet the future housing needs of the area with a broad range of sites suggested that can be delivered in the short term.</p> <p>Focussing development towards fewer, larger sites without sufficient contingency could have a detrimental impact on housing supply if development of these locations fail to come forward as anticipated.</p>	<p>Comment noted. It is accepted that large strategic sites, as those identified in the 'People, Homes and Jobs' consultation will need to be supplemented by the delivery of smaller sites, for example sites which are identified in the Strategic Housing Land Availability Assessment (SHLAA).</p>
120	Peter Dutton	Gladman Developments	N/A	<p>Gladman welcome the consideration the Council have given to the review of the Green Belt. This review should be undertaken in a clear and consistent manner and should not be politically driven.</p>	<p>Support noted.</p>

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121	Dr Stephen Bryan	N/A	N/A	Disagree with the proposed strategy which appears to pre-judge the Green Belt Review by presenting specific sites within the Green Belt. How can such a review be impartial when Council Officers will be involved in both the Local Plan and Green Belt Review? The need for a Green Belt Review is questioned.	<p>Comment noted. There is no evidence that after 25 years of designation that the North Lancashire Green Belt remains fit for purpose. The best way to establish whether it remains fit for purpose is through an up to date review of the designation.</p> <p>National planning guidance is very clear on the role of Green Belts and when they can be reviewed. The City Council's approach to reviewing the Green Belt as part of preparing a new local development plan for the district is completely within accordance with national planning policy (paragraph 83 of the National Planning Policy Framework). It will be for the Green Belt Review to assess the sites role and function within the North Lancashire Green Belt.</p> <p>The 'People, Homes and Jobs' consultation sets out the City Council intend to review the Green Belt, all sites highlighted in the Green Belt are clearly caveated that their future suitability will be subject to a Green Belt Review. There is no evidence of impartiality in this process.</p>
122	Dr Stephen Bryan	N/A	N/A	Given previous consultations it appears that the Council are bowing to the pressure for developers and not providing an impartial and robust service for its residents.	Comment noted. In preparing the local development plan the City Council will listen to views of both local residents and the development industry, particularly where issues which are relevant to the planning process are raised.

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123	Dr Stephen Bryan	N/A	N/A	<p>Both the need for housing and employment has been significantly over-estimated on the following grounds:</p> <ul style="list-style-type: none"> • Modelling of housing need has been made on a conservative basis leading to an overestimation of need. <p>4The report acknowledges that there has been a historic undersupply of new housing which strongly suggests an overestimation of housing need.</p> <ul style="list-style-type: none"> • Given 5 years of the plan period has already passed the numbers of housing needed should be reduced to reflect this. 	<p>Comment noted. The Turley Report follows a national methodology for calculating housing and employment need which is set out in national planning policy. The Report has been reviewed by local authority planning officers and independently by the Planning Advisory Service. Whilst it is acknowledged that the Report recommends a challenging figure there is no evidence provided to suggest that this is not an accurate reflection of housing need within the district.</p> <p>The points raised are not consistent with national planning policy, particularly in relation to ignoring historic undersupply of housing to meet needs and that the requirements of the first 5 years of the plan should be discounted. The delivery of a local development plan on this basis would not be considered robust.</p> <p>Economic data is provided via the Employment Land Review (ELR) which makes use of Experian Economic forecasting. The ELR has been prepared using national methodology and there is no evidence provided to suggest that positive economic growth within the district to the levels forecast is not realistic.</p> <p>National planning guidance is very clear that local authorities should be planning positively for a strong and competitive economy. The preparation of a local plan which ignores such opportunities would not be considered to be sound.</p>
124	Dr Stephen Bryan	N/A	N/A	<p>Whilst I agree with the hybrid approach in that at some point greenfield sites will be needed I would expect that there should be a hierarchy for how land is allocated for development with a priority towards the development of brownfield sites, regardless of pressure from the development industry. This hierarchy should be:</p> <ul style="list-style-type: none"> • Brownfield Sites • Urban sites • Green field (including village extensions) • Green Belt 	<p>Comment and hierarchy noted.</p> <p>National planning guidance is very clear on the role of Green Belts and when they can be reviewed. The City Council's approach to reviewing the Green Belt as part of preparing a new local development plan for the district is completely within accordance with national planning policy (paragraph 83 of the National Planning Policy Framework). It will be for the Green Belt Review to assess the sites role and function within the North Lancashire Green Belt.</p>

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				<p>A review of the Green Belt should only be considered once all other avenues to meet development needs are exhausted. This approach is aligned with the National Planning Policy Framework.</p> <p>Following the 2014 consultation the proposal to use the Green Belt for development was very unpopular. It is clear that the public's views are being ignored.</p>	<p>There is no evidence that after 25 years of designation that the North Lancashire Green Belt remains fit for purpose. The best way to establish whether it remains fit for purpose is through an up to date review of the designation.</p> <p>The preparation of the local development plan is not a vote and will be prepared based on planning matters which will define whether a site is suitable or appropriate for development or not. These planning matters will be thoroughly investigation as the plan is prepared.</p>
125	Malcolm Ratcliff	Mineral Products Association	N/A	<p>Having looked at the areas and sites presented, we believe that all sites identified are located within the Mineral Safeguarding Area (MSA) for Lancashire. In particular sites UE2, UE3, GB1, GB3 and GB4 are substantially affected by mineral interests.</p>	<p>Comment noted. Impacts on the environment and mineral resources will inform the Land Allocations process and inform the suitability of the site for development either in part or as a whole.</p> <p>Clearly, the issue of mineral safeguarding present's challenges to the City Council meeting future development needs for the district and an appropriate balance will need to be struck to ensure a deliverable plan is achieved.</p> <p>The City Council will seek early dialogue with the Minerals Products Association to clarify their position and discuss this position in the context of both national planning guidance and minerals guidance, in particular the Lancashire Minerals and Waste Local Plan.</p>
126	Malcolm Ratcliff	Mineral Products Association	N/A	<p>It is noted that there is no mention in the consultation material of mineral safeguarding areas which is a serious omission. There must be a presumption that the MSA contains economically important minerals and it the onus is on the local planning authority and developers to prove that it doesn't amend the policy and proposals to avoid conflict with mineral interests.</p>	<p>See response to comment ID REF 125.</p>
127	Jackie Copley	Campaign to Protect Rural England (CPRE)	N/A	<p>Consideration has been given to the Turley Report and note that the most up to date evidence has been used, notwithstanding we remain certain that the overall volume of houses being planned for is too high.</p>	<p>Comment noted and the point that the most up to date evidence has been used acknowledged.</p> <p>The Turley Report follows a national methodology for calculating housing and employment need which is set out in</p>

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				<p>Recent planning law suggests that calculating housing need should be done on a two stage process. The Turley work could be based, wrongly, on a one stage approach. Consideration should be given to recent High Court decisions of Hunston and Gallagher Homes.</p> <p>By following a two stage 'Policy On' process it is likely that Turley would have identified a reduced number of future households.</p>	<p>national planning policy. The Report has been reviewed by local authority planning officers and independently by the Planning Advisory Service. Whilst it is acknowledged that the Report recommends a challenging figure there is no evidence provided to suggest that this is not an accurate reflection of housing need within the district.</p> <p>National Planning guidance is very clear that local authorities should seek to meet in full their objectively assessed needs (paragraph 49 of the National Planning Policy Framework). It will be for the preparation of the Local Development Plan, in particular the Land Allocations DPD, to understand how this can be achieved to ensure a sound plan is produced. This will provide the opportunity for the two step process as discussed in the Gallagher Homes Case.</p> <p>The Hunston case relates to development within the identified Green Belt. The case and its findings are not comparable to Lancaster District which will be seeking to review the Green Belt via the local development plan process (in accordance with national guidance). It is importance to note that there is no evidence that after 25 years of designation that the North Lancashire Green Belt remains fit for purpose. The best way to establish whether it remains fit for purpose is through an up to date review of the designation.</p>
128	Jackie Copley	Campaign to Protect Rural England (CPRE)	N/A	<p>The CPRE disagree with the overall strategy, the strategy does not promote sustainable development and appears counter to urban concentration. It involves needless loss of Green Belt, adverse impacts on the Forest of Bowland AONB and contributes to increased flood risk.</p>	<p>Comment noted. The Overall Strategy seeks to address both sustainable patterns of development and meeting the fully objectively assessed needs as per paragraph 49 of the NPPF. No evidence is provided by the CPRE to suggest that the housing requirements outlined are unrealistic nor is any suggestions are made on how the strategy should be amended to better reflect the delivery of national planning guidance.</p>

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129	Jackie Copley	Campaign to Protect Rural England (CPRE)	N/A	<p>The CPRE disagrees with options for additional development sites. We remain totally opposed to sporadic and un-strategic speculative development of 'off plan' greenfield sites in open countryside. We understand the risk posted to countryside loss when a local authority cannot demonstrate an adequate 5 year supply and therefore support the identification of enough land so its supply is defensible.</p> <p>We continue to campaign to Government on including all land with extant planning permissions for housing in the supply calculation. It is wrong in our view that developers can argue sites in their portfolio are unviable to trigger the release of more greenfield land for development.</p>	Comment noted. There remains a requirement to prepare a local development plan which is based on evidence and is in accordance with national planning policy, particularly the content of the National Planning Policy Framework.
130	Jackie Copley	Campaign to Protect Rural England (CPRE)	N/A	<p>CPRE would wish to see the local planning authority to prioritise the re-use of all brownfield sites to meet development needs and protect the valued countryside.</p>	Comment noted. It should be recognised that brownfield sites are a finite resource and all available brownfield sites have already been included in the known supply. This response from the CPRE does not include any suggestions of brownfield sites which are not known to the City Council.
131	Dr C. Finnerty	N/A	N/A	<p>Whilst the hybrid approach appears to be a good compromise it would require significant infrastructure investment and also pre-supposes the results of the Green Belt Review.</p> <p>A large extension to one village has the potential to create a dormitory settlement and it is wrong to consider land in the Green Belt before a review has taken place.</p> <p>The strategic as set out in the consultation document should be amended (revised wording proposed).</p>	See response to comment ID REF 121.
132	Dr C. Finnerty	N/A	N/A	<p>Concern over the content of the Turley Report on the following grounds:</p> <ul style="list-style-type: none"> House price information should be reset to 2007 – 2014 (highlighting only a 3% increase) rather than noting the 140% increase between 2001 -2014. With regard to rental values the evidence highlights that there is no imbalance between supply and demand. 	Comment noted. The Turley Report follows a national methodology for calculating housing and employment need which is set out in national planning policy. The Report has been reviewed by local authority planning officers and independently by the Planning Advisory Service. Whilst it is acknowledged that the Report recommends a challenging figure there is no evidence provided to suggest that this is not an accurate reflection of housing need within the district.

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				<ul style="list-style-type: none"> Whilst there is a clear need for affordable housing this is only because the houses already planned for have not yet been built. <p>The rates of development have not met planned targets. Builders do not build houses unless they get a return on their money.</p> <p>All the above evidence suggests that there is no imbalance between the need for housing and the supply of housing.</p>	<p>The points raised are not consistent with national planning policy, particularly in relation to ignoring long term affordability and that housing supply should not match identified housing needs. The delivery of a local development plan on this basis would not be considered robust and would not accord with national planning policy.</p>
133	Nick Ward	Over Kellet Parish Council	N/A	<p>We believe the need for new jobs and housing are over estimated and highly questionable. The housing market in this area appears to be flat compared with other areas of the country.</p> <p>We are disappointed that the same consultants were used to review the original work, which was incorrect. We would have had more confidence in the outcome if a completely independent firm had carried out the review.</p>	<p>Comment noted. The Turley Report follows a national methodology for calculating housing and employment need which is set out in national planning policy. The Report has been reviewed by local authority planning officers and independently by the Planning Advisory Service. Whilst it is acknowledged that the Report recommends a challenging figure there is no evidence provided to suggest that this is not an accurate reflection of housing need within the district.</p> <p>National Planning guidance is very clear that local authorities should seek to meet in full their objectively assessed needs (paragraph 49 of the National Planning Policy Framework). It will be for the preparation of the Local Development Plan, in particular the Land Allocations DPD, to understand how this can be achieved to ensure a sound plan is produced.</p> <p>It should be noted that the 2013 Turley work was not incorrect. It was published in October 2013 using the most up to date ONS information on population and household projections. However, following the publication of new ONS data in the summer 2014 the report required updating. Given the sources of the information are the same and the methodology to produce the assessment set out in National Planning Guidance there is no evidence to suggest that if different consultants were used that the requirements produced would be any different.</p>

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134	Nick Ward	Over Kellet Parish Council	N/A	<p>New housing development should first utilise urban brownfield sites and only when these have been exhausted should further sites be identified. It will be important to ensure that loss of agricultural land is minimised and sufficient gaps between towns and villages are maintained. It should also be shown to fulfil a proven need.</p> <p>We would like to see a strictly controlled sequenced release of sites to prevent cherry picking of sites by developers.</p>	<p>Comment noted. It should be recognised that brownfield sites are a finite resource and all available brownfield sites have already been included in the known supply. This response does not include any suggestions of brownfield sites which are not known to the City Council.</p> <p>Consideration will be given to the phasing of development in the preparation of the local development plan.</p>
135	Stephen Wallis	N/A	GB1 - GB4	<p>Objections raised to development of both Greenfield and Brownfield sites. Future development needs should be targeted towards empty properties and should seek to address the needs for affordable housing.</p>	<p>Objections noted. Comments on the impacts of development are noted although it should be recognised that brownfield sites are a finite resource and all available brownfield sites have already been included in the known supply. This response does not include any suggestions of brownfield sites which are not known to the City Council.</p> <p>The City Council do actively seek out the regeneration and reuse of housing in Morecambe West End, a good example of which is the regeneration of properties at Chatsworth Gardens.</p>
136	Charles Ainger	N/A	N/A	<p>The proposed strategy is unsound as it takes an un-realistically high housing need target resulting in consideration of sites which are fundamentally unsustainable.</p> <p>To satisfy strategic objectives SO1 and SO2 the delivery of SO3 will be negatively impacted on. Fundamentally therefore the use of the sites described in the hybrid approach conflict with the NPPF's intent for sustainable development.</p>	<p>Comment noted. The Turley Report follows a national methodology for calculating housing and employment need which is set out in national planning policy. The Report has been reviewed by local authority planning officers and independently by the Planning Advisory Service. Whilst it is acknowledged that the Report recommends a challenging figure there is no evidence provided to suggest that this is not an accurate reflection of housing need within the district.</p> <p>National Planning guidance is very clear that local authorities should seek to meet in full their objectively assessed needs (paragraph 49 of the National Planning Policy Framework). It will be for the preparation of the Local Development Plan, in particular the Land Allocations DPD, to understand how this can be achieved to ensure a sound plan is produced.</p>

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137	Charles Ainger	N/A	N/A	<p>The strategy must therefore include the following elements:</p> <ul style="list-style-type: none"> • The Gross housing need forecast. • Plans to optimise the occupation of the existing housing stock and the re-use of existing housing land. • The translation of net housing on new land into new land need to be released for development. • A framework of control of the functioning of the local housing development market. • Operate a rolling plan allowing the Council to satisfy NPPF paragraph 47 by identifying annually specific and deliverable housing sites against identify housing requirements for 5 years. 	<p>Comment noted. This is noted to the process of preparing the local development plan with the only difference of view on arriving the overall needs for new housing (see comment ID REF 634).</p> <p>It should be noted that the preparation of a rolling plan to meet housing needs for no more than a five year period would be contrary to paragraph 157 of the National Planning Policy Framework.</p>
138	Charles Ainger	N/A	N/A	<p>All the sites suggested are fundamentally unsustainable as they all significantly and irreversibly impact on strategic objective SO3.</p> <p>Unlike UE1 and UE3, UE2 should not be considered as an 'Urban Extension' site and is entirely separated from Lancaster.</p>	<p>Comment noted. It will be for the local plan development plan to seek a balance between meeting all objectives and not seeking to prioritise one objective over another.</p>
139	Charles Ainger	N/A	N/A	<p>Alternatives should be considered before using strategic sites, these alternatives should include using higher housing densities and the active redevelopment of existing urban sites.</p>	<p>Comment noted. The preparation of the local plan will seek to deliver sustainable development via the most appropriate approaches possible.</p>
140	Charles Ainger	N/A	N/A	<p>In preparing the local plan the following issues should be given key consideration:</p> <ul style="list-style-type: none"> • The affordability of housing being developed. • Resource efficiency and climate change mitigation. • The use of Co-Housing development. 	<p>Comment noted. These issues will be given consideration in preparing the local development plan, in particular via the Land Allocations DPD and Development Management DPD.</p>
141	Dan Mitchell	Barton Wilmore on behalf of Story Homes	N/A	<p>We support the review of the housing requirement and the principle that Lancaster district should seek to identify sufficient housing to support the delivery of objectively assessed housing needs.</p>	<p>Support noted.</p>

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142	Dan Mitchell	Barton Wilmore on behalf of Story Homes	N/A	<p>We do not believe the starting point for the Land Allocations DPD has been correctly defined.</p> <p>We believe the Local Plan should provide a level of housing growth to support the delivery of the Council's economic strategy and ambitions. As a result we consider that the Allocations DPD should at least seek to deliver 763 dwellings per year.</p>	Comment noted. The Turley Report sets out a series of demographic and employment led scenarios, including a recommended housing requirement. It will be for the Council to determine whether the housing requirement delivered through the development plan appropriately aligns with the evidence for economic growth in the district.
143	Dan Mitchell	Barton Wilmore on behalf of Story Homes	N/A	We are unconvinced that the number of dwellings considered to be deliverable by the Council through the SHLAA will be achieved. There is insufficient evidence and detail provided within the SHLAA to support this finding. We consider that in order to strengthen this position the Council should seek to allocate more land through the Land Allocations DPD.	Comment noted. It will be part of preparing the local development plan to ensure that sufficient evidence is provided to ensure that sites which are allocated are suitable, achievable and deliverable. These conclusions will be tested at Public Examination into the local development plan.
144	Dan Mitchell	Barton Wilmore on behalf of Storey Homes	N/A	Both the SHLAA and the Council's Housing Land Supply Statement identify a shortage of housing land in the short term. In reaction to this the Land Allocations DPD should seek to identify additional greenfield sites that are capable of providing housing in the next five years.	Comment noted.
145	Dan Mitchell	Barton Wilmore on behalf of Story Homes	N/A	We consider that exceptional circumstances exist to justify the review of the North Lancashire Green Belt as part of the Land Allocations DPD. This assessment must be undertaken in the context of national planning policy on Green Belts and should provide for a sustainable pattern of development.	Comment noted.
146	Dan Mitchell	Barton Wilmore on behalf of Story Homes	N/A	<p>Submissions are made for sites considered in the Land Allocations process which include:</p> <ul style="list-style-type: none"> • Land at Manor Lane, Slyne-with-Hest. • Land at Burrow Heights Farm, South Lancaster. • Land off Back Lane, Carnforth. • Land off Grab Lane, East Lancaster. • Land off Ashton Road, South Lancaster. 	Site suggestions noted.

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147	David Alexander	N/A	N/A	<p>The more sustainable and self-contained nature of Lancaster District should be given greater emphasis in the proposed development strategy as a strong and positive asset in planning for its future. It is also important to be realistic about the key profile components of population, jobs and housing need.</p> <p>There is concern that the Turley's Report is being accepted in full without question by the Local Authority to identify a more realistic approach to housing need.</p>	<p>Comment noted. The Turley Report follows a national methodology for calculating housing and employment need which is set out in national planning policy. The Report has been reviewed by local authority planning officers and independently by the Planning Advisory Service. Whilst it is acknowledged that the Report recommends a challenging figure there is no evidence provided to suggest that this is not an accurate reflection of housing need within the district.</p> <p>National Planning guidance is very clear that local authorities should seek to meet in full their objectively assessed needs (paragraph 49 of the National Planning Policy Framework). It will be for the preparation of the Local Development Plan, in particular the Land Allocations DPD, to understand how this can be achieved to ensure a sound plan is produced.</p>
148	David Alexander	N/A	N/A	<p>Following comments to make on the strategic objectives:</p> <ul style="list-style-type: none"> • In the case of SO1, planning should focus on what it does well and the issues which are of importance – such as the delivery of homes and jobs and the protection of the environment. • In the case of SO2 there needs to be an increased emphasis on a wider mix of housing provision. • SO3 is strongly supported and must satisfy the Sustainability Appraisal. There would be merit in stating these objectives at the outset of the plan so they appear to be less as an afterthought. • In the case of SO4 it should be noted that Green Infrastructure has an increasingly vital role to play in association with wider health interests. • In the case of SO5 it would be beneficial for the local authority to demonstrate the effectiveness to date of policies to reduce the need to travel and the use of more sustainable forms of transport. 	<p>Comment noted and will be considered in refining these objectives in the forthcoming local development plan.</p>
149	David Alexander	N/A	N/A	<p>Whilst there is strong support for the continuation of an urban focused approach to development, it is vital that development sites from the Core Strategy come forward first as a priority.</p>	<p>Comment and Support noted. Consideration will be given to how development may be phased in the emerging local development plan.</p>

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				<p>The Local Plan should offer a two-tier approach, since the urban concentration policy will not be able to hold its ground if new opportunity sites are easily made available for developers. Consideration should be given to the following issues:</p> <ul style="list-style-type: none"> • Emphasis on local development orders which cover brownfield sites identified within a brownfield register. • Consideration of ministerial statements which suggest that local authorities can still have sound plans where they are not able to meet their development needs. • The roles of windfall sites. • The roles of student accommodation and other special need housing when assessing housing need. • Key infrastructure constraints. • Local authorities should encourage the re-use of empty properties to meet needs and should not just merely allocate sites in order for developers and landowners to get the maximum possible returns. 	
150	David Alexander	N/A	N/A	<p>Whilst the hybrid approach appears to offer flexibility there is concern over how this can be achieved. Urban concentration and extension has been a long standing strategy for the district and this priority should remain within the new plan.</p>	Comment noted.
151	Anne & John Whitehead	N/A	N/A	<p>After reviewing the Turley Report our conclusion is the need for additional dwellings has been over estimated. The job growth forecasts appear optimistic and the suggestions of new job creation in Ulverston and Barrow creating the need for housing in this district is not credible.</p> <p>The significance of market signals have been exaggerated due to inappropriate comparisons. The report predicts an ageing population but this is not sufficiently backed up by evidence.</p> <p>All the considerations suggest that rather than a target range of 650 – 700 dwellings per year, a more realistic target of 575 would be better supported.</p>	<p>Comment and additional information noted. The Turley Report follows a national methodology for calculating housing and employment need which is set out in national planning policy. The Report has been reviewed by local authority planning officers and independently by the Planning Advisory Service.</p> <p>National Planning guidance is very clear that local authorities should seek to meet in full their objectively assessed needs (paragraph 49 of the National Planning Policy Framework). It will be for the preparation of the Local Development Plan, in particular the Land Allocations DPD, to understand how this can be achieved to ensure a sound plan is produced. Equally national planning guidance is very clear that local authorities should be planning positively for a strong and competitive</p>

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					<p>economy. The preparation of a local plan which ignores such opportunities would not be considered to be sound.</p> <p>The submitted housing needs assessment has been reviewed and has not been prepared in accordance with national methodology and has not taken appropriately account of market signals. As a result the approach taken is not considered to be a sound one and is not a robust basis to prepare a development plan in accordance with the National Planning Policy Framework.</p>
152	Anne & John Whitehead	N/A	N/A	<p>The Turley Report presents recommendations on the numbers of new dwellings required but not on the specific type and location which given their consideration within the main body of the report appears wasteful.</p> <p>It is apparent that during the first five years the great majority of new development should take place in the main urban areas and should deliver for affordable needs. Given the population is to age significantly increase accommodation for these needs should be focussed on.</p> <p>Rural locations identified in the 6-10 and 10-15 year horizons in the SHLAA should not be priorities for development.</p>	Comment noted.
153	Enid Reade	N/A	N/A	<p>Objection to development of Site GB2 on the following grounds:</p> <ul style="list-style-type: none"> • Risk of coastal flooding. • Impact on local wildlife and local character. • Development would represent urban sprawl. <p>Future housing needs should be directed to main urban areas and the re-use of empty properties rather than development of green field sites. Second homes should not be permitted.</p>	<p>Objection noted. Impacts on the environment, flood risk, landscape and local character will inform the Land Allocations process and inform the suitability of the site for development either in part or as a whole. In relation to sites in the Green Belt a critical element of this consideration will be the results of the forthcoming Green Belt Review.</p> <p>The role of brownfield land to meet development needs are important, however it should be recognised that brownfield sites are a finite resource and all available brownfield sites have already been included in the known supply. This response does not include any suggestions of brownfield sites which are not known to the City Council. The City Council do</p>

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					actively seek out the re-use of empty properties which have long term vacancy issues.
154	Andrew Teague	Cushman & Wakefield	N/A	Sites suggested to the local plan process including: <ul style="list-style-type: none"> • Land South of Galgate (adjacent to Junction 33) • Land at Wyresdale Road. 	Suggestions noted.
155	Jonathan Mills	N/A	N/A	<p>The number of houses required is excessive, historical house building is at a rate of 250 – 300 houses per annum over the last decade which suggests the proposed rates are completely unrealistic. They also fail to take account the facts that the housing market have remained static in recent years.</p> <p>Similarly the proposed number of jobs suggested are completely unrealistic and fail to take account of historic patterns in job growth.</p> <p>The Council should employ different consultants to undertake a thorough review of the Turley work which appears fundamentally flawed.</p>	<p>The Turley Report follows a national methodology for calculating housing and employment need which is set out in national planning policy. The Report has been reviewed by local authority planning officers and independently by the Planning Advisory Service. Whilst it is acknowledged that the Report recommends a challenging figure there is no evidence provided to suggest that this is not an accurate reflection of housing need within the district.</p> <p>National Planning guidance is very clear that local authorities should seek to meet in full their objectively assessed needs (paragraph 49 of the National Planning Policy Framework). It will be for the preparation of the Local Development Plan, in particular the Land Allocations DPD, to understand how this can be achieved to ensure a sound plan is produced.</p> <p>There is a fundamental flaw in the responder’s argument which is to confuse the housing supply (which is represented by available land for development, planning permissions granted and construction) with housing requirement and need. In accordance with national planning policy (paragraph 49) the local plan should be prepared to meet the fully evidence housing needs of the district. Failure to do so would lead to the preparation of a local development plan which is neither robust nor sound.</p> <p>Economic data is provided via the Employment Land Review (ELR) which makes use of Experian Economic forecasting. The ELR has been prepared using national methodology and there is no evidence provided to suggest that positive economic growth within the district to the levels forecast is not realistic. Again, purely relying on historic patterns of employment</p>

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					<p>growth to govern future employment growth is a fundamentally flawed approach and chooses to ignore other important market signals, current economic policy and future growth in emerging sectors.</p> <p>It should be noted that the 2013 Turley work was not incorrect or flawed. It was published in October 2013 using the most up to date ONS information on population and household projections. However, following the publication of new ONS data in the summer 2014 the report required updating. Given the sources of the information are the same and the methodology to produce the assessment set out in National Planning Guidance there is no evidence to suggest that if different consultants were used that the requirements produced would be any different.</p>
156	Andrew Teague	Cushman & Wakefield	N/A	These locations have the greatest uncertainty given that the Council have yet to finalise its assessment methodology. There is no certainty that it will ultimately result in the release of Green Belt land for development.	Comment noted. It is agreed that the appropriateness of these sites for future development will be dependent on the results of the Green Belt Review.
157	Andrew Teague	Cushman & Wakefield	N/A	The Council need to progress all options to firstly make sure that it has a 5 year supply of deliverable housing land, and secondly, to ensure it can meet and delivery its full housing requirements over the whole of the plan period.	Comment noted. National Planning guidance is very clear that local authorities should seek to meet in full their objectively assessed needs (paragraph 49 of the National Planning Policy Framework). It will be for the preparation of the Local Development Plan, in particular the Land Allocations DPD, to understand how this can be achieved to ensure a sound plan is produced.
158	Dr Lesley Bryan	N/A	N/A	<p>The Experian data are considered to be unreliably high and are not realistic. The levels of job growth is front loaded and does not take into account the lack of employment growth expected at Heysham Nuclear Power Station.</p> <p>In predicting future employment growth the Council should make plans based on past trends and real world data.</p>	Economic data is provided via the Employment Land Review (ELR) which makes use of Experian Economic forecasting. The ELR has been prepared using national methodology and there is no evidence provided to suggest that positive economic growth within the district to the levels forecast is not realistic. Again, purely relying on historic patterns of employment growth to govern future employment growth is a fundamentally flawed approach and chooses to ignore other important 'real world' market signals, current economic policy and future growth in emerging sectors.

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					<p>It is also worthy to note that economic growth projections to not expect growth at Heysham Nuclear Power Station with any new reactor not expected to be constructed or activated within this plan period.</p>
159	Janet Taylor / Peter Brooks	Denny Beck Residents Association	N/A	<p>We do not find enough evidence to support Turley's figures and are derived based on aspiration at an unprecedented scale.</p> <p>Delivering development on this scale will clearly harm the local environment and result in the loss of greenfield land. There is no lack of development land and developers should be expected to deliver implementable planning permissions rather than cherry pick the most attractive and profitable sites.</p> <p>We do not support the Turley figures and suggest them to be unsound. We call for that the requirements to be re-examined by an independent body that is not associated with the developer's best interests.</p>	<p>The Turley Report follows a national methodology for calculating housing and employment need which is set out in national planning policy. The Report has been reviewed by local authority planning officers and independently by the Planning Advisory Service. Whilst it is acknowledged that the Report recommends a challenging figure there is no evidence provided to suggest that this is not an accurate reflection of housing need within the district.</p> <p>National Planning guidance is very clear that local authorities should seek to meet in full their objectively assessed needs (paragraph 49 of the National Planning Policy Framework). It will be for the preparation of the Local Development Plan, in particular the Land Allocations DPD, to understand how this can be achieved to ensure a sound plan is produced.</p> <p>There is a fundamental flaw in the responder's argument which is to confuse the housing supply (which is represented by available land for development, planning permissions granted and construction) with housing requirement and need. In accordance with national planning policy (paragraph 49) the local plan should be prepared to meet the fully evidence housing needs of the district. Failure to do so would lead to the preparation of a local development plan which is neither robust nor sound.</p> <p>In the context of the above, there is no evidence that Turleys have produced an impartial or inaccurate report. It is not made clear how this report should be independently re-examined but as with other responses, any re-examination should not be an academic exercise which seeks to deliberately lowering housing figures by ignoring national planning guidance and market signals.</p>

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160	Janet Taylor / Peter Brook	Denny Beck Residents Association	N/A	<p>We have no faith that s106 agreements will be respected. Whilst legally binding these contracts between the developer and council are frequently not enforced by local authorities due to potential cost and difficulty.</p> <p>We have severe concerns that there is a clear conflict of interest which existing with respect to Turley Associates involvement.</p>	<p>Comment noted. It is acknowledged that s106 agreements are legally binding on developers and dedicated staff are employed by the City Council to monitor and enforce their collection.</p> <p>The reference to conflict of interest in mentioned a number of times in the response but there is no evidence to justify this, other than it is an independent planning consultancy that have provided a report which provides recommendations which are uncomfortable and challenging to local residents.</p> <p>As previously stated the Turley Report has been prepared in line with national planning guidance, prepared using the most up to date demographic and economic evidence available and has been scrutinised by both Council Officers and the Planning Advisory Service.</p>
161	Janet Taylor / Peter Brooks	Denny Beck Residents Association	N/A	<p>The estimated level of job growth predicted flies in the face of local evidence but will struggle to deliver growth due to Lancaster's constrained road network. These constraints are acknowledged by Lancashire County Council.</p>	<p>Economic data is provided via the Employment Land Review (ELR) which makes use of Experian Economic forecasting. The ELR has been prepared using national methodology and there is no evidence provided to suggest that positive economic growth within the district to the levels forecast is not realistic.</p> <p>National planning guidance is very clear that local authorities should be planning positively for a strong and competitive economy. The preparation of a local plan which ignores such opportunities would not be considered to be sound.</p> <p>It has been acknowledged that Lancaster's road network has been a barrier towards economic growth in the past. Improvements to infrastructure – for example the new Link Road – are seeking to address these barriers. As the responder is aware Lancashire County Council are in the process of preparing a Transport and Highways Masterplan for Lancaster District. A particular element will be addressing the congestion on Lancaster City Centre one-way system.</p>

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162	Janet Taylor / Peter Brooks	Denny Beck Residents Association	N/A	The Council have repeatedly stated that brownfield land is not available. However, the national land use database suggest there is significant brownfield land available which should be looked at first rather than the development of greenfield sites.	<p>Comment noted. The City Council have not stated that brownfield land is not available. However, brownfield land is a finite resource and, given the development seen on brownfield sites in recent years, this resource is reducing. The City Council have already identified all known brownfield sites as part of the SHLAA process and this response does not provide any specific sites which have not already been considered.</p> <p>In preparing the local plan the City Council will continue to seek how these sites can be prioritised whilst still seeking to maintain a deliverable housing supply in accordance with national planning policy. Preparation of a plan which strongly relies on the delivery of windfall sites (i.e. development sites which are not yet known about but will arise though the plan period) is not consistent with national planning policy and will result in an unsound development plan.</p>
163	Alistair McNeill	South Lakeland District Council	N/A	We have reviewed the various documents, including strategic directions of growth, the assessment of objectively assessed need and land availability assessment and have no specific comments to make at this time.	Comment noted.
164	Ian & Liz Crabtree	N/A	N/A	<p>Objects to the conclusions of the Sustainability Appraisal on the following grounds:</p> <ul style="list-style-type: none"> • Notes increase in traffic specially commuter traffic; • The scope, size and responsibility for the Master Plan is not visible; • Health and education provision at capacity; • Developers noted to never provide required service and infrastructure provision; • Note that no other proposal in the consultation represent such a vast change to the existing community; and • Highlights the impact on village cohesion and village character. 	Comments noted. These issues will be given consideration through future iterations of the Sustainability Appraisal.

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165	Anne Chapman	N/A	N/A	Objections to the information set out in the Turley Report and is concerned that Dolphinholmes' selection in this consultation is based on opportunism rather than good planning.	<p>The Turley Report follows a national methodology for calculating housing and employment need which is set out in national planning policy. The Report has been reviewed by local authority planning officers and independently by the Planning Advisory Service. Whilst it is acknowledged that the Report recommends a challenging figure there is no evidence provided to suggest that this is not an accurate reflection of housing need within the district.</p> <p>To ensure a sound plan, it is necessary to investigate all potential options to deliver such development before setting out a preferred approach to meeting development needs. It is not to simply ignore options and opportunities.</p> <p>National Planning guidance is very clear that local authorities should seek to meet in full their objectively assessed needs (paragraph 49 of the National Planning Policy Framework). It will be for the preparation of the Local Development Plan, in particular the Land Allocations DPD, to understand how this can be achieved to ensure a sound plan is produced.</p>
166	Ziyad Thomas	The Planning Bureau on behalf of McCarthy and Stone	N/A	Stress the need to consider addressing the current and future housing needs of older people within the district.	Comment noted.
167	Anthony Warrington	N/A	N/A	Development needs should be targeted towards residential development at the Canal Corridor Site and Luneside.	Comment noted. Residential development at the Lancaster Canal Corridor Site and Luneside are all factored into the City Council's known supply of potential housing growth through the plan period. However, it should be noted that these sites on their own fall a long way short of meeting the districts housing needs.

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168	Michael Porter	N/A	N/A	Concern is raised over the over optimistic growth in employment that is set out in the Employment Land Review. It is considered that substantial less employment growth could be achieved (in the region of 5,100 jobs created in the plan period).	<p>Economic data is provided via the Employment Land Review (ELR) which makes use of Experian Economic forecasting. The ELR has been prepared using national methodology and there is no evidence provided to suggest that positive economic growth within the district to the levels forecast is not realistic. National planning guidance is very clear that local authorities should be planning positively for a strong and competitive economy. The preparation of a local plan which ignores such opportunities would not be considered to be sound.</p> <p>It is accepted that information and evidence can change over time and therefore the City Council will seek review its position to ensure the local development plan remains based on up-to-date information.</p>
169	Michael Porter	N/A	N/A	Concern is raised over the scale of housing growth required arising from the Turley Report. Using information from NOMIS and the ONS the levels of growth are significantly less than those projected.	<p>The Turley Report follows a national methodology for calculating housing and employment need which is set out in national planning policy. The Report has been reviewed by local authority planning officers and independently by the Planning Advisory Service. Whilst it is acknowledged that the Report recommends a challenging figure there is no evidence provided to suggest that this is not an accurate reflection of housing need within the district.</p> <p>National Planning guidance is very clear that local authorities should seek to meet in full their objectively assessed needs (paragraph 49 of the National Planning Policy Framework). It will be for the preparation of the Local Development Plan, in particular the Land Allocations DPD, to understand how this can be achieved to ensure a sound plan is produced.</p> <p>It is accepted that information and evidence can change over time and therefore the City Council will seek review its position to ensure the local development plan remains based on up-to-date information.</p>

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170	Michael Porter	N/A	N/A	<p>A number of options were consulted upon in 2014 and it is reasonable to expect that the further consultation on the strategy represented the majority view. However, people's views on future directions of growth have been ignored. The distinct public preference for a planning strategy was for urban extension and not a review of the Green Belt.</p> <p>It would have been helpful for the Council to publish its rationale for discounting options.</p>	<p>The preparation of the local development plan is not a vote and will be prepared based on planning matters which will define whether a site is suitable or appropriate for development or not. These planning matters will be thoroughly investigation as the plan is prepared.</p> <p>The information published as part of the consultation set out the rationale for the hybrid approach and its evolution from the 2014 consultation. The consultation material also set out the challenges associated with delivering the development needs for the district. In preparing the local development plan the Council will have to evidence how it has assessed all reasonable options for development and how the plan delivers the most sustainable (not necessarily the most popular) options for meeting future development needs.</p>
171	C Cross	N/A	N/A	<p>The Council have done very little to build new homes on brownfield sites which a prioritisation towards the development of Greenfields. The following brownfield sites should be considered to meet housing needs:</p> <ul style="list-style-type: none"> • Industrial land at Warton Road, Carnforth. • Ironworks site, Carnforth • Land at Bulk Road / Parliament Street / Caton Road, Lancaster • Land adjacent to Heysham Nuclear Power Station 	<p>Comment noted.</p> <p>The brownfield sites which have been suggested in this submission already form part of the SHLAA process and will be forwarded for suitable and appropriate development as part of local plan process. The suggestion of developing land directly adjacent to an active nuclear power station is not considered to represent sustainable development.</p>
172	Janet Postlethwaite	Wray-with-Botton Parish Council	N/A	<p>We strongly support the main thrust of the strategy to continue with an urban focused approach where new homes will be linked to employment opportunities and transport infrastructure.</p>	<p>Support noted.</p>
173	Janet Postlethwaite	Wray-with-Botton Parish Council	N/A	<p>It is noted that the Review of the Green Belt will take place in Spring 2016 following this consultation. This may be prejudicial in the outcome.</p> <p>Nevertheless the parcels identified are modest in scale in comparison to the wider Green Belt and it is the view of the Parish Council that parcels which are located closest to</p>	<p>Comment noted.</p>

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				employment opportunities and urban services should be prioritised.	
174	Brian Jefferson	Halton Parish Council	N/A	<p>There may be a need to identify land to meet development needs but it is wrong to accept the upper limit of homes needed in the Turley Report.</p> <p>Other Councils have challenged such evidence and Lancaster should do the same on the basis that future job growth would have to hit unprecedented levels. No organisation should accept the highest possible estimate of growth as being realistic.</p>	<p>The Turley Report follows a national methodology for calculating housing and employment need which is set out in national planning policy. The Report has been reviewed by local authority planning officers and independently by the Planning Advisory Service. Whilst it is acknowledged that the Report recommends a challenging figure there is no evidence provided to suggest that this is not an accurate reflection of housing need within the district.</p> <p>National Planning guidance is very clear that local authorities should seek to meet in full their objectively assessed needs (paragraph 49 of the National Planning Policy Framework). It will be for the preparation of the Local Development Plan, in particular the Land Allocations DPD, to understand how this can be achieved to ensure a sound plan is produced.</p>
175	Brian Jefferson	Halton Parish Council	N/A	<p>Use of the North Lancashire Green Belt should be excluded if at all possible, much of which is high quality agricultural land and amenity value.</p> <p>As previously stated there is no need for growth of this scale so less than half of the land identified should be carried forward in the plan.</p> <p>Consideration should be given to land at Heysham adjacent to the Link Road. This area is poor agricultural value but has good links to the transport network and employment opportunities. Whilst the area is within the flood plain this could be offset with engineering solutions.</p>	<p>Comment noted. Impacts on the environment, landscape and local character will inform the Land Allocations process and inform the suitability of the site for development either in part or as a whole. In relation to sites in the Green Belt a critical element of this consideration will be the results of the forthcoming Green Belt Review.</p> <p>There is no evidence that after 25 years of designation that the North Lancashire Green Belt remains fit for purpose. The best way to establish whether it remains fit for purpose is through an up to date review of the designation.</p> <p>The alternative site suggested is noted, however it should be recognised that this area is part of the flood plain and therefore has associated risks from flooding. National policy suggests that areas at lower risk from flooding should be explored.</p>

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176	Brian Jefferson	Halton Parish Council	N/A	The local development plan should include a prioritisation of development sites and ensure that any sites which come forward include sufficient buffers between new development and existing.	Comment noted.
177	Janet Postlethwaite	Wray-with-Botton Parish Council	UE1	Of the three urban extensions we would strongly support Site UE1 which appears to be the best opportunity to integrate large scale development with existing infrastructure and access to existing services.	Support noted.
178	Marjorie Murray	N/A	UE1	This site is a reasonable suggest given existing transport networks (motorway and railway). However housing in this area should be for open market housing to meet specific needs.	Comment noted.
179	Roger Kemp	N/A	UE1	It is not clear where economic growth in the district will come from. Whilst growth may occur at Lancaster University and commercial activity in Morecambe there are no other plans for expansion in the district. Some of the sites proposed, particularly Site UE1 appear to be supporting growth of commuter travel who will drive to Preston.	<p>Comment noted. Economic data is provided via the Employment Land Review (ELR) which makes use of Experian Economic forecasting. The ELR has been prepared using national methodology and there is no evidence provided to suggest that positive economic growth within the district to the levels forecast is not realistic.</p> <p>National planning guidance is very clear that local authorities should be planning positively for a strong and competitive economy. The preparation of a local plan which ignores such opportunities would not be considered to be sound.</p> <p>It is accepted that information and evidence can change over time and therefore the City Council will seek review its position when necessary to ensure the local development plan remains based on up-to-date information.</p>
180	Roger Kemp	N/A	UE1	Analysis of UE1 suggest that the most important facilities will have to be delivered, particularly in relation to education and health facilities. The development of this area would represent a new settlement grafted onto Lancaster and would be unlikely to justify the creation of new facilities and therefore would add unviable pressure to the existing facilities in the area.	<p>This consultation represents the first stage of investigation of site suitability, availability and deliverability. In preparing the Draft Land Allocations DPD the City Council will be discussing with all key infrastructure providers to understand existing capacity and constraints and whether opportunities for improvement / expansion exist. These discussions will be critical to informing the allocations process.</p> <p>The delivery of UE1 will be highly dependent on the delivery of significant elements of infrastructure to ensure it</p>

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					represents sustainable development, this includes improvements to highways, health and education facilities
181	Roger Kemp	N/A	UE1	Transport will be a key challenge in developing Site UE1 in relation to existing infrastructure and capacity. Further development in that area will exacerbate existing traffic issues both in terms of highway capacity and public transport services.	See comment to ID REF 180.
182	Winne Clark	Lancaster Civic Society	UE1	South Lancaster concentrates new development adjacent to existing housing and will deliver new education and public transport infrastructure and will be close to sources of employment.	Comment noted.
183	Judith Colley	N/A	UE1	<p>Objections to the development of Site UE1 on the following grounds:</p> <ul style="list-style-type: none"> • Over ambitious level of job growth predicted with no evidence that new jobs will be for local people. • Loss of agricultural land and the loss of food production. • Impacts on local character and landscape. • Significant investment would be required on the local road network in relation to highway capacity. • The housing delivered will not meet the housing needs of the district. <p>It is considered that future development should take place on land which surrounds Junction 34 (Site UE2 and UE3) which are more accessible to the Link Road. Further alternatives could also be considered between Galgate and Junction 33 of the M6.</p>	<p>Objection noted. Economic data is provided via the Employment Land Review (ELR) which makes use of Experian Economic forecasting. The ELR has been prepared using national methodology and there is no evidence provided to suggest that positive economic growth within the district to the levels forecast is not realistic.</p> <p>National planning guidance is very clear that local authorities should be planning positively for a strong and competitive economy. The preparation of a local plan which ignores such opportunities would not be considered to be sound.</p> <p>It is accepted that information and evidence can change over time and therefore the City Council will seek review its position when necessary to ensure the local development plan remains based on up-to-date information.</p> <p>This consultation represents the first stage of investigation of site suitability, availability and deliverability. In preparing the Draft Land Allocations DPD the City Council will be discussing with all key stakeholders and infrastructure providers to understand constraints and opportunities. These discussions will be critical to informing the allocations process.</p>

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184	Brian Jones	Ramblers Association	UE1	Would support a corridor being identified along the A6 and West Coast Mainline to give a green gap between Galgate and Lancaster. Concern over any development near the top of Burrow Heights.	Comment noted.
185	Adam Key	Savills on behalf of the Bailrigg Farmland Trustees	UE1	We welcome and agree with the inclusion of South Lancaster as a location for significant additional growth. Infrastructure will be a key issue and would request the City Council maximises opportunities for growth in order to deliver key projects, in particular the delivery a reconfigured Junction 33 of the M6.	Comment noted.
186	David Walmsley	N/A	UE1	Support for development in South Lancaster which has some advantages as it is close to the University and can deliver a mix of housing and employment uses. Improvements would be needed to the surrounding road network.	Support noted.
187	Jeremy Pickup	Environment Agency	UE1	A small area of flood zone around Burrow Beck will require maintenance. The watercourse which runs through the middle of the site should be conserved and enhanced as part of an ecological network.	Comment noted.
188	Michael Helm	Ellel Parish Council	UE1	<p>The Parish Council raises concern over the impacts of development in South Lancaster on the following grounds:</p> <ul style="list-style-type: none"> • Impacts on drainage flood risk. • Impacts on the local road network, particularly in terms of highway capacity and highway safety along the A6. <p>Significant development is already taking place in Galgate and whilst some further growth may be acceptable this must be done in a phased and appropriate manner over the entire plan period.</p> <p>Further development can only be addressed through the reconfiguration of Junction 33 of the M6 which would provide a bypass to Galgate.</p>	Objection and comment noted. This consultation represents the first stage of investigation of site suitability, availability and deliverability. In preparing the local development plan, in particular the Land Allocations DPD the City Council will be discussing with all infrastructure providers to understand existing capacity, constraints and opportunities for improvement and expansion. These discussions will be critical to informing the allocations process.
189	Graham Agnew	N/A	UE1	A reasonable option but this area may be only attractive to people wishing to commute to Preston and beyond.	Comment noted.

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190	David Morris MP	Member of Parliament	UE1	South Lancaster would be the most appropriate place to build and support is given to urban extensions in this area. This is a proposal which is also support by a large number of constituents as there is already good infrastructure in the locality in terms of education and health facilities and good access to the motorway network.	Comments on South Lancaster noted.
191	Deborah Otway	N/A	UE1	Objects to additional growth in South Lancaster, additional development (beyond that already expected to take place) will have detrimental impacts on the local road network, particularly along the A6 corridor and exacerbate existing infrastructure issues in relation to education and retail provision. Development in this area will result in Lancaster and Galgate merging together.	<p>Objection noted. This consultation represents the first stage of investigation of site suitability, availability and deliverability. In preparing the Draft Land Allocations DPD the City Council will be discussing with all key infrastructure providers to understand existing capacity and constraints and whether opportunities for improvement / expansion exist. These discussions will be critical to informing the allocations process.</p> <p>This consultation represents the first stage of investigation of site suitability, availability and deliverability. In preparing the Draft Land Allocations DPD the City Council will be discussing with all key stakeholders and infrastructure providers to understand constraints and opportunities. These discussions will be critical to informing the allocations process.</p>
192	Len Howard	Lancaster Canal Trust	UE1	The site is bounded by the Canal to the west. Development would result in a significant increase of traffic on Tarnwater Road with an associated risk of accidental damage to Brantbeck Bridge. There would need to be improvements to the canal towpath in this area to provide for a safer route into Lancaster from the south.	Comment noted.

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193	David Thompson	Peel Holdings Ltd and Commercial Estates Group	UE1	<p>Both Peel Holdings and CEP remain committed to bringing forward development on the Whinney Carr element of this site with the associated infrastructure necessary.</p> <p>In principle we welcome the identification of the wider UE1 site as South Lancaster is an obvious location for longer term growth. Whilst there is support for long term growth in South Lancaster it is essential the scale of development proposed does not prevent or delay short term delivery of housing in this area. It is essential that the wider infrastructure needs for South Lancaster does not delay or prevent the development of the Whinney Carr site.</p> <p>In order to achieve the proper delivery of infrastructure that will support growth in South Lancaster it is essential that contributions from development are done in a phased manner.</p>	<p>Comment and support noted.</p> <p>It is important that that infrastructure requirements for South Lancaster are delivered in order to ensure that development is sustainable. This involves looking at the individual impacts of sites and their cumulative impacts on local infrastructure. Clearly the City Council welcome the delivery of housing to meet housing requirements but only where it represents sustainable development in accordance with national planning guidance.</p> <p>The approach of delivering infrastructure in a phased manner at an appropriate time is supported in principle.</p>
194	Jonathan Wallace	Nathaniel Lichfield on behalf of Commercial Estates Projects.	UE1	<p>CEP are working with other landowners to promote the Whinney Carr site for new development which was identified in the Draft Preferred Options work of 2012.</p> <p>CEP therefore supports the identification of South Lancaster as one of the urban extension sites with this area having the most significant potential to function as a well-integrated, sustainable extension. There is also support for the recognition that South Lancaster will require the delivery of a local centre to meet needs.</p>	<p>Comment and support noted.</p>
195	Jonathan Wallace	Nathaniel Lichfield on behalf of Commercial Estates Projects.	UE1	<p>CEP are of the view that there is a need to provide a district centre to serve the South Lancaster area which should include a new foodstore and other facilities to meet day-to-day needs of both new and existing residents.</p> <p>The future land allocations document should recognise the importance of bringing forward a new district centre at an early stage of the development process.</p>	<p>Comment noted. At this point the City Council have come to no formal decision on the most appropriate location for a new local centre in South Lancaster.</p> <p>Further discussions will be necessary with both landowners and other key stakeholders to understand the most appropriate location for such facilities. These discussions will be critical to informing the preparation of the Land Allocations DPD.</p>

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				In terms of location, CEP and other landowners have agreed that the most appropriate location for the new centre would be on land to the east of the West Coast Mainline as it is the most centrally located to serve both new and existing residents. The site is also visually prominent adjacent to the A6 which will aid viability and ensure good accessibility both for private and public transport.	
196	Paul Tunstall	JWPC	UE1	Support for growth in South Lancaster, however we propose that land to the East of the A6, South of Lancaster should also be considered in these terms, with additional development around Bailrigg and all areas towards Galgate.	Support noted.
197	Peter Wawoczny	N/A	UE1	Not necessary or prudent to expand Galgate and objects to future development as it will impact on the character of the local area. There are plenty of other sites which are in more suitable locations in close proximity to Link Road which will provide better access. It should be for local residents to submit planning proposals to meet local needs. Consideration should be given to building some new villages, not destroying the current ones.	Objection noted. Impacts on the environment, landscape and local character will inform the Land Allocations process and inform the suitability of the site for development either in part or as a whole. Neighbourhood Planning provides communities will greater say within the planning process and gives Parish Council's the opportunity to prepare a Neighbourhood Plan and/or Community Right to Build orders. In general terms however planning applications can only be implemented by those people who own the land which is to be developed.
198	Michael Watson	Over Kellet Parish Council	UE1	This is the preferred location for any new development required, however there are concerns over the reliance on the M6 access through Galgate and the traffic load on the A6 into Lancaster.	Comment noted. This consultation represents the first stage of investigation of site suitability, availability and deliverability. In preparing the draft Land Allocations DPD the City Council will be discussing with all the local community, key stakeholders and infrastructure providers to understand the existing capacity, constraints and opportunities for expansion / improvement. These discussions will be critical to informing the allocations process.
199	John Whitehead	Lancaster Branch of the Labour Party	UE1	Any development in South Lancaster should be considered against the type of housing that is required, its affordability and the ability to provide the relevant infrastructure, in particular the delivery of sufficient retailing to meet local needs	Comment noted. This consultation represents the first stage of investigation of site suitability, availability and deliverability. In preparing the draft Land Allocations DPD the City Council will be discussing with all the local community, key stakeholders and infrastructure providers to understand

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					the existing capacity, constraints and opportunities for expansion / improvement. These discussions will be critical to informing the allocations process.
200	Phil Bebbington	N/A	UE1	Site UE1 is considered to be appropriate in principle, whilst there is concern over the general employment figures one area of employment growth will be the university which is located adjacent to this site.	Comment noted.
201	Graham Love	Janet Dixon Town Planning on behalf of Barratt Homes	UE1	Barratt Homes supports in principle the extension of South Lancaster but does not agree that it should be necessarily limited to a single extension.	Support noted.
202	Warren Hilton	Highways England	UE1	<p>Whilst Highways England are open to the idea of relocating Junction 33 of the M6 to facilitate sustainable growth it will be for the City Council and County Council to prepare a business case for the scheme, secure funding and arrange delivery with the agreement of Highways England.</p> <p>There are concerns over how such a business case will be made, particularly linking any business case to the following :</p> <ul style="list-style-type: none"> • Removal of the ability of private vehicles from South Lancaster to access the city centre or North Lancaster. • Making use of the M6 as a bypass of Lancaster, effectively using the national network to solve a local traffic problem. <p>It is therefore recommended that further assessment work is undertaken to consider aspects of the proposals included in Lancashire's draft Transport Masterplan. Particular attention should be given to proposed changes to Junction 33 and limiting traffic through Lancaster City Centre.</p> <p>It must be demonstrated that the impact on the strategic road network is minimal and have no impact on its safe and efficient operation.</p>	<p>Comment noted. The potential growth associated with the preparation of the local development plan will have impacts on the local / strategic road network and therefore the development of new / improved infrastructure will be critical to the delivery of the plan.</p> <p>In relation to highways implications, the City Council will continue to work with both Highways England and Lancashire County Council to understand existing highway issues, implications arising from proposed development and how such implications will be mitigated through the new infrastructure.</p> <p>To understand the implications on highways it is clear that further assessment work will be required to understand existing and future capacity issues. This work will be ongoing through the plan preparation process on this will all key partners including Highways England.</p>

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				<p>Highways England would recommend that a scheme to alter Junction 33 is delivered in tandem with a clearly defined scheme to introduce a rapid transit service along the A6 South Lancaster corridor.</p> <p>For these reasons Highways England are unable to fully support any proposal to relocate or reconfigure Junction 33 at this time.</p>	
203	Jackie Copley	Campaign to Protect Rural England (CPRE)	UE1	The CPRE objects to proposed development of site UE1 which would constitute urban sprawl and poorly planned phased development.	<p>Objection noted. This consultation represents the first stage of investigation of site suitability, availability and deliverability. In preparing the local development plan, in particular the Land Allocations DPD the City Council will be discussing with all infrastructure providers to understand existing capacity, constraints and opportunities for improvement and expansion. These discussions will be critical to informing the allocations process.</p> <p>Impacts on the environment, landscape and local character will inform the Land Allocations process and inform the suitability of the site for development either in part or as a whole.</p>
204	Dr C. Finnerty	N/A	UE1	Site UE1 provides the most logical site for housing with good links to the university and future job growth. There is also strong public transport links in the area.	Comment noted.
205	Nick Ward	Over Kellet Parish Council	UE1	We are concerned at the loss of agricultural land and the reduction of the gap between Lancaster and Morecambe. However, we recognise the advantage of its proximity to Lancaster University and the M6. Overall we would not oppose this as a potential development site.	Comment noted. Impacts on the environment, landscape and local character will inform the Land Allocations process and inform the suitability of the site for development either in part or as a whole.
206	Dan Mitchell	Barton Wilmore on behalf of Story Homes	UE1	Of the sites considered for allocation within the Land Allocations DPD we are supportive of site UE1. In our view these sites represent suitable and sustainable development options that will enable settlement housing growth needs to be met in full.	Comment and support noted.

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207	David Alexander	N/A	UE1	This site has had a lengthy evolution through local plan policy. There are many positives to this non-Green Belt site in that it is well connected to the university and high quality design could go some way to mitigating environmental impacts. Any development in this location should ensure a green corridor is created along the A6 / WCML transport corridor.	Comment noted.
208	R. Psillidou	Wyre Borough Council	UE1	<p>General support given for the emerging strategy to meet its housing and employment needs.</p> <p>Wyre BC note that proposed site UE1 requires the reconfiguration of Junction 33 of the M6 – Wyre have some concerns regarding the impact any configuration may have on Wyre residents accessing the M6. Any proposed alterations should ensure that traffic travelling from Wyre is not subjected to any additional delay in accessing the M6.</p> <p>Wyre BC are keen to continue dialogue with Lancaster City Council regarding any potential impacts should UE1 emerge as a preferred development option.</p>	Comment noted. It is agreed that ongoing dialogue is maintained with Wyre BC on this matter.
209	Steven Fligelstone	N/A	UE1	<p>Whilst agreeing with the perspective on the district as a whole, support is conditional on the following issues:</p> <ul style="list-style-type: none"> • That the urban expansions of South Lancaster must be accompanied by effective solutions to traffic flow through Galgate (not merely measures to stop it getting worse). • That Galgate remains a separate settlement and not be subsumed into the urban expansion of Lancaster. 	Comment noted. It is agreed that these are issues that must be fully considered when preparing the local development plan and will be critical in preparing a plan which is robust and sound.
210	Steven Fligelstone	N/A	UE1	Detailed comment provided on the potential reconfiguring of Junction 33 and a potential alternative involving access to the motorway being delivered further to the North through the Bailrigg site. This may provide a most cost-effective and efficient alternative to the configuration of Junction 33 as set out in the Transport and Highways Masterplan,	Comments noted. The City Council, with all key highway partners will continue to look at the most appropriate method of dealing with transport matter in the South Lancaster area. Consideration will be given to the alternative suggestions set out in this response.

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211	Michael Porter	N/A	UE1	<p>Site UE1 presents a substantial site with a high degree of sustainability in terms of access to essential services. However this proposal creates a ribbon development that engulfs Galgate and damages the open and green approach to Lancaster from the South.</p> <p>The delivery of a reconfigured Junction 33 in an appropriate timescale appears to be completely unrealistic.</p>	Comment noted. The City Council will continue to work with relevant agencies and partners to investigate the reconfiguration of Junction 33 of the M6.
212	Chris Argent	CBRE on behalf of Lancaster University	UE1	<p>Lancaster University have the following comments to made on potential development in South Lancaster (Site UE1):</p> <ul style="list-style-type: none"> • The area identified under Site UE1 should not prejudice the outcome of the masterplanning exercise for the wider university campus. • The transport solutions identified for South Lancaster should be subject to further consultation and should take account of needs of existing sites / users in the South Lancaster area. • Any development proposed in South Lancaster should be assessed against the impacts on the proposed extensions on the University's operations, given the critical important to the economic performance to the city and wider region. • Potential employment uses to be accommodated in South Lancaster should be specified rather than described as generic employment development. <p>Lancaster University is to commence a campus-wide masterplan exercise to establish its future development needs. This exercise will run in conjunction with work undertaken by City and County Councils to ensure a fully joined-up approach. Accordingly the University reserves its position on the appropriateness of Site UE1 at this stage.</p>	<p>Comment noted. This consultation represents the first stage of investigation of site suitability, availability and deliverability. In preparing the Draft Land Allocations DPD the City Council will be discussing with all key infrastructure providers to understand existing capacity and constraints and whether opportunities for improvement / expansion exist. These discussions will be critical to informing the allocations process.</p> <p>The City Council will continue dialogue with the University and discussions will be critical to informing the allocations process.</p>
213	Marjorie Murray	N/A	UE2	Land to the West of the M6 is preferable for development than land to the east and no support for any expansion of Caton.	Comment noted.
214	Janet Postlethwaite	Wray-with-Botton Parish Council	UE2	The Parish Council do not support the development of Site UE2 to the east of the M6, it would be folly to expand the city to the	Objection noted. This consultation represents the first stage of investigation of site suitability, availability and deliverability. In preparing the local development plan, in

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				east of the motorway which currently makes a clear distinction between the city and the countryside beyond.	<p>particular the Land Allocations DPD the City Council will be discussing with all infrastructure providers to understand existing capacity, constraints and opportunities for improvement and expansion. These discussions will be critical to informing the allocations process.</p> <p>Impacts on the environment, landscape and local character will inform the Land Allocations process and inform the suitability of the site for development either in part or as a whole.</p>
215	Cllr P Woodruff	Lancaster City Council	UE2	Concerns over the delivery of infrastructure to facilitate such growth.	This consultation represents the first stage of investigation of site suitability, availability and deliverability. In preparing the Draft Land Allocations DPD the City Council will be discussing with all key infrastructure providers existing capacity and constraints and whether opportunities for improvement / expansion exist. These discussions will be critical to informing the allocations process.
216	Winne Clark	Lancaster Civic Society	UE2	Site UE2 is much less favoured than site UE1	Comment noted
217	Bruce Alexander	Quernmore Parish Council	UE2	<p>Although the requirement for new housing is understood it is felt that the urban expansions linked to existing urban areas is the preferred option.</p> <p>Site UE2 does not in the view of the Parish Council meet the criteria of being linked to Lancaster with the M6 forming a natural boundary between the City of Lancaster and the rural countryside.</p>	Comment noted.
218	Brian Jones	Ramblers Association	UE2	The south section of this site is highly visible and provides an attractive setting and topography would make it challenging for development. Any development of the North side to this site must stop well before the track along the river which is a major resource. This option is not favoured.	Comment noted. Impacts on the environment, landscape and local character will inform the Land Allocations process and inform the suitability of the site for development either in part or as a whole.

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219	David Walmsley	N/A	UE2	Objection to development on Site UE2 as this will result in ribbon development up the Lune Valley and would require additional infrastructure such a transport links and community facilities.	Objection noted. This consultation represents the first stage of investigation of site suitability, availability and deliverability. In preparing the local development plan, in particular the Land Allocations DPD the City Council will be discussing with all infrastructure providers to understand existing capacity, constraints and opportunities for improvement and expansion. These discussions will be critical to informing the allocations process.
220	Jeremy Pickup	Environment Agency	UE2	<p>There is flood zone next to the River Lune for a small area of the site. As with all sites the EA recommend that Lancashire County Council (as Lead Local Floor Authority) is consulted on surface water drainage and opportunities for SuDs.</p> <p>The northern half of the site is adjacent to the River Lune Biological Heritage site and the southern half contains springs and drains. Any water features should be conserved with a sufficient buffer with pollution prevention as part of an ecological framework.</p>	Comment noted
221	Sue Russell	N/A	UE2	<p>Objection to development of Site UE2 on the following grounds:</p> <ul style="list-style-type: none"> • Land is subject to high flood risk and further development will increase surface water run-off. • Impacts on local character and the environment. • Impact on Grimeshaw Lane. • Impact on the cycle route which forms part of the 'Way of the Roses'. • Lack of infrastructure, in particular gas supplies, public transport and education. 	<p>Objection noted. This consultation represents the first stage of investigation of site suitability, availability and deliverability. In preparing the Draft Land Allocations DPD the City Council will be discussing with all key infrastructure providers to understand existing capacity and constraints and whether opportunities for improvement / expansion exist. These discussions will be critical to informing the allocations process.</p> <p>This consultation represents the first stage of investigation of site suitability, availability and deliverability. In preparing the Draft Land Allocations DPD the City Council will be discussing with all key stakeholders and infrastructure providers to understand constraints and opportunities. These discussions will be critical to informing the allocations process.</p>

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222	Graham Agnew	N/A	UE2	This site provides a commuter location and is completely divorced from any other settlement there would be the potential for social problem to lack of identify. Development in this location would completely change the character of the locality. The close proximity to the motorway may generate health issues for new residents.	Comment noted.
223	Deborah Otway	N/A	UE2	Disagree with the development of UE2 as it is disjointed from the residential areas of Lancaster and would result in the creation of a satellite settlement.	Objection noted. Impacts on the environment, landscape and local character will inform the Land Allocations process and inform the suitability of the site for development either in part or as a whole.
224	Chris Garner	Garner Planning	UE2	<p>There are a number of benefits to development of this site including:</p> <ul style="list-style-type: none"> • Good access to the local road network and Park & Ride facility. • Willing landowners. • Close to employment opportunities. • Good pedestrian and cycling linkages. • Opportunity to deliver affordable housing. <p>Disagrees with a number of disadvantages which have been raised in the consultation leaflet including:</p> <ul style="list-style-type: none"> • All strategic sites will result in the loss of agricultural land. • Carefully considered development can mitigate impacts to the local landscape. • The site is close to Lancaster and is well related to existing transport routes and employment. 	<p>Comment noted.</p> <p>This consultation represents the first stage of investigation of site suitability, availability and deliverability. In preparing the Draft Land Allocations DPD the City Council will be discussing with all key stakeholders and infrastructure providers to understand constraints and opportunities. These discussions will be critical to informing the allocations process.</p> <p>Impacts on the environment, landscape and local character will inform the Land Allocations process and inform the suitability of the site for development either in part or as a whole.</p>
225	Tim Parsons	N/A	UE2	If it is deemed necessary that greenfield development is necessary then I believe that site UE2 propose a significant more attractive option as they would not lead to the amalgamation of Lancaster into Galgate and will make use of the new Link Road, providing good access.	Comment noted.

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226	Paul Tunstall	JWPC	UE2	In terms of the other urban extension sites, we feel it is correct for the Council to consider these but recognise the constraints that surround them. It may however be conceivable that some form of development can be delivery at all the urban extension sites to meet development needs.	Comment noted. This consultation represents the first stage of investigation of site suitability, availability and deliverability. In preparing the draft Land Allocations DPD the City Council will be discussing with all key stakeholders and infrastructure providers to understand the existing capacity, constraints and opportunities for expansion / improvement. These discussions will be critical to informing the allocations process.
227	Michael Watson	Over Kellet Parish Council	UE2	This is the preferred location for any new development however there are concerns regarding amenities and transport.	Comment noted. This consultation represents the first stage of investigation of site suitability, availability and deliverability. In preparing the draft Land Allocations DPD the City Council will be discussing with all the local community, key stakeholders and infrastructure providers to understand the existing capacity, constraints and opportunities for expansion / improvement. These discussions will be critical to informing the allocations process.
228	Phil Bebbington	N/A	UE2	Site UE2 is not accurately described in the consultation material as it is not an urban expansion site. This is an isolated area which lacks appropriate infrastructure for new development.	<p>Comment noted. It is felt that the site was accurately described in the consultation material given its close proximity to Lancaster.</p> <p>This consultation represents the first stage of investigation of site suitability, availability and deliverability. In preparing the draft Land Allocations DPD the City Council will be discussing with all the local community, key stakeholders and infrastructure providers to understand the existing capacity, constraints and opportunities for expansion / improvement. These discussions will be critical to informing the allocations process.</p>
229	Elliott Lorimer	Forest of Bowland AONB Partnership	UE2	<p>The site is within the setting of the AONB and very close to a protected landscape boundary. Due to the local topography this site is highly visible by the A683 and public rights of way.</p> <p>The visual impact of proposed development of UE2 is likely to be significant and visual effects on views from within the AONB.</p>	Comment noted. Impacts on the environment, landscape and local character will inform the Land Allocations process and inform the suitability of the site for development either in part or as a whole. The City Council will continue dialogue with the AONB Management team to inform preparation of the plan.

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				In addition the landscape character in this area is historic with prominent archaeological features being the boundaries which enclose land. The proposed development of UE2 would seriously threaten this local historic landscape character.	
230	Malcolm Ratcliff	Mineral Product Association	UE2	These sites are also largely if not totally within the adopted MSA for Lancashire. There are no published assessments of the potential mineral resources and have no history of mineral working. Until the potential for minerals have been investigated then these areas must be protected from development for long term mineral conservation.	See response to comment ID REF 125.
231	Jackie Copley	Campaign to Protect Rural England (CPRE)	UE2	The CPRE objects to proposed development of site UE2 which would grab land from the scenic open countryside and spoil the setting of the Forest of Bowland AONB. We oppose this option due to its impact on character and lack of infrastructure.	Objection noted. See response to comment ID REF 127 & 203.
232	Dr C. Finnerty	N/A	UE2	Site UE2 has the lowest visual appeal but if the Green Belt is to be retained this area might be required for building. Of the three urban extension sites this is the least preferable.	Comment noted.
233	Nick Ward	Over Kellet Parish Council	UE2	We are concerned at the loss of agricultural land, its distance from the main urban area and that there is no natural boundary to the South. Overall we would not oppose development in the northern area of this site but would oppose development in the southern portion.	Comment noted. Impacts on the environment, landscape and local character will inform the Land Allocations process and inform the suitability of the site for development either in part or as a whole.
234	Charles Ainger	N/A	UE2	Site UE2 is not a suitable site for development due to the significant landscape which would be generated from new development.	Objection noted.
235	David Alexander	N/A	UE2	This is a fundamental weakness which, if developed, would break the clear boundary of Lancaster to the east. It would be cut off from Lancaster and would create an unwelcome satellite area rather than a genuine urban extension.	Comment noted.

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236	Andrew Teague	Cushman & Wakefield	UE2	<p>Support given to the Council's formal consideration of UE2 as a key component of its spatial development plan.</p> <p>Site UE2 has the potential to assist the City Council deliver the strategic objectives set out particularly through good accessibility and good connectivity with the city centre and areas of employment.</p>	Comment noted and additional material for Site UE2 is noted.
237	Janet Taylor / Peter Brooks	Denny Beck Residents Association	UE2	<p>Objection to development of Site UE2 on the following grounds:</p> <ul style="list-style-type: none"> • Need for development on this scale is unnecessary. • Development of this site would create a completely new settlement cut off from all amenities. • Impact on local character and landscape, in particular the Conservation Area in Halton and the Forest of Bowland AONB. • Impact on the local historic environment, particularly in relation to Grimeshaw Lane. • Impacts on residential amenity through light blockage, loss of privacy and noise pollution. • Impact on flood risk and drainage within the development site and locality. • Impacts on local wildlife, biodiversity and habitats. • Lack of local infrastructure, in particular utilities infrastructure (gas, electricity and sewerage), public transport and education provision. • Impact on the highway network, in terms of highway capacity and highway safety. • Unstable land at Denny Beck. 	<p>Objection noted. This consultation represents the first stage of investigation of site suitability, availability and deliverability. In preparing the local development plan, in particular the Land Allocations DPD the City Council will be discussing with all infrastructure providers to understand existing capacity, constraints and opportunities for improvement and expansion. These discussions will be critical to informing the allocations process.</p> <p>Impacts on the environment, landscape and local character will inform the Land Allocations process and inform the suitability of the site for development either in part or as a whole.</p>
238	Dan Mitchell	Barton Wilmore on behalf of Story Homes	UE2	<p>Objection to Site UE2. We believe there is insufficient evidence to support their allocation. We are not convinced that these sites are deliverable and do not believe that their delivery would reflect a sustainable approach to development.</p>	<p>Objection noted. This consultation represents the first stage of investigation of site suitability, availability and deliverability. In preparing the draft Land Allocations DPD the City Council will be discussing with all the local</p>
239	Helen O'Neil	N/A	UE2	<p>Objection to development on Site UE2 on the following grounds:</p>	<p>Comment noted. This consultation represents the first stage of investigation of site suitability, availability and</p>

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				<p>Loss of agricultural land.</p> <ul style="list-style-type: none"> • Impact on local wildlife and habitats. • Lack of employment opportunities. • Loss of woodland. <p>Development needs should be targeted towards the main urban areas of Lancaster and Morecambe.</p>	<p>deliverability. In preparing the local development plan, in particular the Land Allocations DPD the City Council will be discussing with all key stakeholders and infrastructure providers to understand existing capacity, constraints and opportunities for improvement and expansion. These discussions will be critical to informing the allocations process.</p>
240	Michael Porter	N/A	UE2	<p>Site UE2, whilst having access sustainable services, creates a particularly separated community that is split from the city by Junction 34 of the M6. This will created an isolated settlement area.</p>	<p>Comment noted.</p>
241	Winne Clark	Lancaster Civic Society	UE2	<p>Site UE3 is close to existing development at Lancaster Moor Hospital and Nightingale Hall Farm and may assist in delivering improvement public transport to East Lancaster. Green Buffers will be needed between any new development and the M6.</p>	<p>Comment noted</p>
242	David Walmsley	N/A	UE3	<p>This would be a good area to concentrate housing and where appropriate, business uses provided that improvements are made to local infrastructure.</p>	<p>Comment noted.</p>
243	Jane Meaden	N/A	UE3	<p>Of the suggested extensions which least interferes with current green areas is UE3 as it fills the open land between the current settlement boundary and the M6.</p>	<p>Comment noted.</p>
244	Jeremy Pickup	Environment Agency	UE3	<p>No flood risk comments.</p> <p>Any water features should be conserved with a sufficient buffer with pollution prevention as part of an ecological framework.</p>	<p>Comment noted.</p>
245	Graham Agnew	N/A	UE3	<p>Whilst this may again be a viable option it has similar issues to those outlined in response to site UE2.</p>	<p>Comment noted.</p>
246	Deborah Otway	N/A	UE3	<p>Agree with the development of some parts of this site for longer term development as it could connect with existing road infrastructure without creating too much additional burden. There are local schools and good access to the City Centre.</p>	<p>Comment noted.</p>

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247	Tim Parsons	N/A	UE3	If it is deemed necessary that greenfield development is necessary then I believe that site UE3 propose a significant more attractive option as they would not lead to the amalgamation of Lancaster into Galgate and will make use of the new Link Road, providing good access.	Comment noted.
248	Paul Tunstall	JWPC	UE3	In terms of the other urban extension sites, we feel it is correct for the Council to consider these but recognise the constraints that surround them. It may however be conceivable that some form of development can be delivery at all the urban extension sites to meet development needs.	Comment noted. This consultation represents the first stage of investigation of site suitability, availability and deliverability. In preparing the draft Land Allocations DPD the City Council will be discussing with all key stakeholders and infrastructure providers to understand the existing capacity, constraints and opportunities for expansion / improvement. These discussions will be critical to informing the allocations process.
249	Michael Watson	Over Kellet Parish Council	UE3	This should be considered the most appropriate location for development although land in the vicinity of the prison should be kept free of development.	Comment noted.
250	Phil Bebbington	N/A	UE3	Site UE3 should not be considered an urban extension site with no access to appropriate and necessary services.	Comment noted. This consultation represents the first stage of investigation of site suitability, availability and deliverability. In preparing the draft Land Allocations DPD the City Council will be discussing with all the local community, key stakeholders and infrastructure providers to understand the existing capacity, constraints and opportunities for expansion / improvement. These discussions will be critical to informing the allocations process.
251	Malcolm Ratcliff	Mineral Product Association	UE3	These sites are also largely if not totally within the adopted MSA for Lancashire. There are no published assessments of the potential mineral resources and have no history of mineral working. Until the potential for minerals have been investigated then these areas must be protected from development for long term mineral conservation.	See response to comment ID REF 125
252	Dr C. Finnerty	N/A	UE3	There are disadvantage to this site in terms of visual impact from the motorway. However, with careful planning this impact could be mitigate this.	Comment noted.

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253	Nick Ward	Over Kellet Parish Council	UE3	Although this results in the loss of green agricultural land it does link in with existing housing and the new developments around the prison. Overall we would not oppose this site.	Comment noted.
254	David Alexander	N/A	UE3	This site does offer considerable opportunities for the right kind of high quality development. Any proposals for this area would require a masterplan which promotes a seamless integration of high quality urban fringe development with high landscape quality.	Comment noted.
255	Andrew Teague	Cushman & Wakefield	UE3	There are significant issues with vehicular access which may render this site undeliverable.	Comment noted. This consultation represents the first stage of investigation of site suitability, availability and deliverability. In preparing the Draft Land Allocations DPD the City Council will be discussing with all key infrastructure providers to understand existing capacity and constraints and whether opportunities for improvement / expansion exist. These discussions will be critical to informing the allocations process.
256	Janet Postlethwaite	Wray-with-Botton Parish Council	UE3	Objection is raised to the development of Site UE3 which, whilst being on the correct side of the motorway would be poorly integrated with local services and future residents would be subject to adverse noise quality due to the close proximity of the M6.	Objection noted. This consultation represents the first stage of investigation of site suitability, availability and deliverability. In preparing the local development plan, in particular the Land Allocations DPD the City Council will be discussing with all infrastructure providers to understand existing capacity, constraints and opportunities for improvement and expansion. These discussions will be critical to informing the allocations process. Impacts on the environment, landscape and local character will inform the Land Allocations process and inform the suitability of the site for development either in part or as a whole.
257	Michael Porter	N/A	UE3	Site UE3, whilst possibly losing some agricultural land seems to be the most positive option from a planning perspective with access / inclusions within the natural city boundary. Consideration will need to be given to traffic movements and impacts on the local wildlife and habitats.	Comment noted.

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258	Marjorie Murray	N/A	GB1	Support for the infilling of Green Belt around the new Heysham / M6 Link Road	Support noted.
259	Carol Ogden	N/A	GB1	Concern that the development of the link road has led to greater pressure on the surrounding land to be used for development purposes.	Comment noted. It will be for the forthcoming Green Belt Review to assess the impact of the Link Road on the Green Belt designation and whether its construction has diminished its value as Green Belt.
260	Winne Clark	Lancaster Civic Society	GB1	Development in small parts of the Green Belt may be inevitable and GB1 is preferable to others because they extend existing built-up areas and are closer to larger settlements.	Comment noted
261	Duncan Berry	N/A	GB1	<p>Objection to the development of site GB1 on the following grounds:</p> <ul style="list-style-type: none"> Impacts of the Link Road have already significantly changed the character and amenity for local residents and this would further exacerbate these impacts. <p>Concern that land in the West of Lancaster has not been considered for development.</p>	<p>Objection noted. Impacts on the environment, landscape and local character will inform the Land Allocations process and inform the suitability of the site for development either in part or as a whole. In relation to sites in the Green Belt a critical element of this consideration will be the results of the forthcoming Green Belt Review.</p> <p>Land in the West of Lancaster has been considered for development has been considered through the SHLAA process and will be considered for its suitability through the preparations of the land allocations document.</p>
262	Brian Jones	Ramblers Association	GB1	We would expect good scenic easements along the length of the canal. The two narrow lanes through the site should be protected.	Comment noted.
263	David Walmsley	N/A	GB1	These would be good areas to concentrate housing and where appropriate, business uses provided that improvements are made to local infrastructure.	Comment noted.
264	Jeremy Pickup	Environment Agency	GB1	<p>No flood risk comments.</p> <p>Any water features should be conserved with a sufficient buffer with pollution prevention as part of an ecological framework.</p>	Comment noted.

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265	Sue Russell	N/A	GB1	Objection to development of the eastern portion of Site GB1 as its development would effectively destroy Halton as a village and as a separate community.	Objection noted. Consideration of this matter will come through the preparation of the Green Belt Review.
266	Graham Agnew	N/A	GB1	This area would encroach on the Green Belt and would encroach too close to Halton. The proximity of the Link Road could make it attractive for people wishing live in the area.	Comment noted. Consideration of this matter will come through the preparation of the Green Belt Review.
267	Cllr R. Mace	Lancaster City Council	GB1	The Heysham / M6 Link Road was built to improve accessibility, not to allow further development and sprawl to the north of Lancaster. There is significant countryside value to the land east of the A6 which should be safeguarded to separate Halton from Lancaster.	Comment noted. Consideration of this matter will come through the preparation of the Green Belt Review.
268	Doreen Brookes	Slyne-with-Hest Parish Council	GB1	The Parish Council is disappointed to note that despite assurances that this area of land would not be considered for development in light of the link road construction it is contained within this consultation exercise. The Parish Council would like to point out that Site GB1 contains a number of significant features that contribute to the local landscape, including Beaumont Hall, Hammerton Hall.	Comment noted. There is no evidence that after 25 years of designation that the North Lancashire Green Belt remains fit for purpose. The best way to establish whether it remains fit for purpose is through an up to date review of the designation. Until the Green Belt Review is completed there is no evidence whether any land within the Green Belt would be suitable or appropriate to meet future development needs.
269	Michael Watson	Over Kellet Parish Council	GB1	Partial development of this area appears acceptable but should be restricted to that portion of land to the west of the A6. In any event the land east of Kellet Lane should remain as Green Belt.	Comment noted. Consideration of this matter will come through the preparation of the Green Belt Review.
270	Daniel Hughes	PWA Planning on behalf of Oakmere Homes	GB1	The development of site GB1 which if implemented would have the potential to land lock other development sites within the Green Belt. In particular land in Skerton and Slyne [specific sites referred to].	Comment noted. The suitability of this land for non-Green Belt purposes is still to be determined.
271	Phil Bebbington	N/A	GB1	Site GB1 is not accurately described in the consultation material and is the area of land which separates Halton from Lancaster. There is no access to this site via the new Link Road. Given the nature of ribbon development of this site it is not clear why this site has been proposed.	Comment noted. It is felt that the site was accurately described in the consultation material. Consideration on the sites value in Green Belt terms will be assessed through the preparation of a Green Belt Review.

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272	Malcolm Ratcliff	Mineral Product Association	GB1	These sites are also largely if not totally within the adopted MSA for Lancashire. There are no published assessments of the potential mineral resources and have no history of mineral working. Until the potential for minerals have been investigated then these areas must be protected from development for long term mineral conservation.	See response to comment ID REF 125.
273	P. Turnbull	N/A	GB1	Opposed the development of Green Belt sites and in particular development of GB1. This will result in the loss of an important green corridor particular in land surrounding Barley Cop Wood. Any development needs should be targeted at the urban extension sites proposed in the consultation.	Objection noted. Impacts on the environment, landscape and local character will inform the Land Allocations process and inform the suitability of the site for development either in part or as a whole. In relation to sites in the Green Belt a critical element of this consideration will be the results of the forthcoming Green Belt Review.
274	Nick Ward	Over Kellet Parish Council	GB1	<p>We are concerned at the loss of any Green Belt land, however we do appreciate that the new Link Road has created pockets of land with well-defined boundaries which could be considered for development at the end of the plan period providing all brownfield and urban sites have been developed.</p> <p>Although a well-defined parcel our concern is the reduction of the gap between the urban area and the village of Halton. With this reservation we would be prepared to support development on the western end of GB1.</p>	<p>Comment noted. Impacts on the environment, landscape and local character will inform the Land Allocations process and inform the suitability of the site for development either in part or as a whole.</p> <p>Consideration of this matter will come through the preparation of the Green Belt Review.</p>
275	Charles Ainger	N/A	GB1	Whilst I believe that Halton can play its part in providing for more housing it is very important that it retains its character as a separate settlement from Lancaster. The development of the eastern part of GB1 would constitute ribbon development and would destroy Halton's separation. The eastern part of this site should be retained as Green Belt.	Comment noted. Consideration of this matter will come through the preparation of a Green Belt Review.

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276	David Alexander	N/A	GB1	<p>When the Link Road was finally approved there was no direct mention of any related development of the Green Belt coming as a result.</p> <p>It would be worth pointing out that the current Green Belt boundary remains a strong one and although direct access links on to the M6 might one day lead to a change of status but that time has not yet arrived. This site still have Green Belt importance in preserving and protecting the setting and character of the historic city of Lancaster.</p>	<p>In preparing a local development plan the City Council are obliged to look at all options to meet development needs. This includes a Green Belt Review. It should be noted that the responsibility of the City Council, not the County Council, who were responsible for the implementation of the Link Road.</p> <p>National planning guidance is very clear on the role of Green Belts and when they can be reviewed. The City Council's approach to reviewing the Green Belt as part of preparing a new local development plan for the district is completely within accordance with national planning policy (paragraph 83 of the National Planning Policy Framework). It will be for the Green Belt Review to assess the sites role and function within the North Lancashire Green Belt.</p> <p>There is no evidence that after 25 years of designation that the North Lancashire Green Belt remains fit for purpose. The best way to establish whether it remains fit for purpose is through an up to date review of the designation.</p>
277	Michael Porter	N/A	GB1	<p>Site GB1 does have a logical inclusion from a planner's perspective with a defined northern boundary (Link Road). However, consideration should be given to the extensive hedgerow system in that area and damage to wildlife habitats.</p>	<p>Comment noted.</p>
278	Marjorie Murray	N/A	GB2	<p>Support for the infilling of Green Belt around the new Heysham / M6 Link Road</p>	<p>Support noted.</p>
279	Carol Ogden	N/A	GB2	<p>Concern that the development of the link road has led to greater pressure on the surrounding land to be used for development purposes.</p>	<p>Comment noted. It will be for the forthcoming Green Belt Review to assess the impact of the Link Road on the Green Belt designation and whether its construction has diminished its value as Green Belt.</p>

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280	Paul Hill	N/A	GB2	Concern over the levels of consultation and publicity on this matter. Any growth should take place via the urban extension approach which should seek to limit the level of impact to existing residents in the district. Comment also made on the impacts to property values.	<p>Comment noted. Allocations for development should be made in the context of identifying the most sustainable and appropriate sites to meet development needs through the plan period.</p> <p>It should be noted that the impacts on property values is not a planning matter and is not a consideration when preparing a local development plan.</p>
281	Winne Clark	Lancaster Civic Society	GB2	Development in small parts of the Green Belt may be inevitable and GB2 is preferable to others because they extend existing built-up areas and are closer to larger settlements.	Comment noted.
282	Dr. Lesley Bryan	N/A	GB2	<p>Objection to the development of site GB2 on the following grounds:</p> <ul style="list-style-type: none"> • Contrary to national planning policy relating to Green Belt and local planning policy in the last local plan. • Damage to the setting of Torrisholme Barrow and ancient hedgerows. • Impacts on the local character and landscape. • Lack of local infrastructure to meet the demands of new development. • Lack of local employment. • Lack of transport infrastructure particularly in relation to public transport networks. <p>Should further housing be required then consideration should be given to land east of the M6 motorway which are not subject to the Green Belt.</p>	<p>Objection noted. National planning guidance is very clear on the role of Green Belts and when they can be reviewed. The City Council's approach to reviewing the Green Belt as part of preparing a new local development plan for the district is completely within accordance with national planning policy (paragraph 83 of the National Planning Policy Framework). It will be for the Green Belt Review to assess the sites role and function within the North Lancashire Green Belt.</p> <p>This consultation represents the first stage of investigation of site suitability, availability and deliverability. In preparing the local development plan, in particular the Land Allocations DPD the City Council will be discussing with all infrastructure providers to understand existing capacity, constraints and opportunities for improvement and expansion. These discussions will be critical to informing the allocations process.</p> <p>There is no evidence provided that the local area lacks employment opportunities, particularly given the close proximity of the site to Lancaster, Morecambe and the forthcoming Link Road.</p>

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283	Alan Barnes	N/A	GB2	Local highways already have significant capacity issues which would be exacerbated by any further development in this area.	Objection noted. This consultation represents the first stage of investigation of site suitability, availability and deliverability. In preparing the local development plan, in particular the Land Allocations DPD the City Council will be discussing with all infrastructure providers to understand existing capacity, constraints and opportunities for improvement and expansion. These discussions will be critical to informing the allocations process.
284	L Fletcher	N/A	GB2	<p>Objection to the development of Site GB2 on the following grounds:</p> <ul style="list-style-type: none"> • Impacts on local character. • Contrary to national planning policy framework. • Constraints in road accessibility and highway safety. • Impacts on local amenity, in particular noise issues. • Impacts on Torrisholme Barrow • No need for further housing in the Torrisholme area. 	<p>National planning guidance is very clear on the role of Green Belts and when they can be reviewed. The City Council's approach to reviewing the Green Belt as part of preparing a new local development plan for the district is completely within accordance with national planning policy (paragraph 83 of the National Planning Policy Framework). It will be for the Green Belt Review to assess the sites role and function within the North Lancashire Green Belt.</p> <p>This consultation represents the first stage of investigation of site suitability, availability and deliverability. In preparing the local development plan, in particular the Land Allocations DPD the City Council will be discussing with all infrastructure providers to understand existing capacity, constraints and opportunities for improvement and expansion. These discussions will be critical to informing the allocations process.</p> <p>Impacts on the environment, landscape and local character will inform the Land Allocations process and inform the suitability of the site for development either in part or as a whole. In relation to sites in the Green Belt a critical element of this consideration will be the results of the forthcoming Green Belt Review.</p> <p>Objectively assessed needs for the district identify that there are housing needs to be met within the district. It will be for the local development plan to identify a range of sites to meet that need in order to produce a sound plan in accordance with national planning policy.</p>

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285	Gaynor Greenwood	N/A	GB2	<p>Objection to development of Site GB2 on the following grounds:</p> <ul style="list-style-type: none"> • Lack of local infrastructure, in particular education and health facilities. • Lack of local employment – the estimates are over excessive. • Impacts on local highways network in terms of highway capacity and highway safety. • Impacts on local landscape and character. 	<p>Objection noted. This consultation represents the first stage of investigation of site suitability, availability and deliverability. In preparing the local development plan, in particular the Land Allocations DPD the City Council will be discussing with all infrastructure providers to understand existing capacity, constraints and opportunities for improvement and expansion. These discussions will be critical to informing the allocations process.</p> <p>Impacts on the environment, landscape and local character will inform the Land Allocations process and inform the suitability of the site for development either in part or as a whole. In relation to sites in the Green Belt a critical element of this consideration will be the results of the forthcoming Green Belt Review.</p> <p>There is no evidence provided that the local area lacks employment opportunities, particularly given the close proximity of the site to Lancaster, Morecambe and the forthcoming Link Road.</p>
286	David Croxall (Town Clerk)	Morecambe Town Council	GB2	<p>Objection to development of Site GB2 on the following grounds:</p> <ul style="list-style-type: none"> • Poor quality land for housing given its close proximity to the M6 Link Road and West Coast Mainline. • Site is prone to flooding and has poor drainage. • Poor road access to the site. <p>The Town Council believe the evidence used as part of the Turleys Report is fundamentally flawed and results in excessive housing and economic growth projections.</p> <p>Housing need should be met through the re-use of brownfield sites in order to minimise the use of green fields.</p>	<p>Objection noted. The Turley Report follows a national methodology for calculating housing and employment need which is set out in national planning policy. The Report has been reviewed by local authority planning officers and independently by the Planning Advisory Service. Whilst it is acknowledged that the Report recommends a challenging figure there is no evidence provided to suggest that this is not an accurate reflection of housing need within the district.</p> <p>National Planning guidance is very clear that local authorities should seek to meet in full their objectively assessed needs (paragraph 49 of the National Planning Policy Framework). It will be for the preparation of the Local Development Plan, in particular the Land Allocations DPD, to understand how this can be achieved to ensure a sound plan is produced.</p> <p>It should be recognised that brownfield sites are a finite resource and all available brownfield sites have already</p>

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					<p>be7included in the known supply. This response does not include any suggestions of brownfield sites which are not known to the City Council.</p> <p>It should be recognised that brownfield sites are a finite resource and all available brownfield sites have already been included in the known supply. This response does not include any suggestions of brownfield sites which are not known to the City Council.</p>
287	Brian Jones	Ramblers Association	GB2	Concern over the visual impact of development from Torrisholme Barrow. Tree screening may mitigate this.	Comment noted.
288	David Walmsley	N/A	GB2	These would be good areas to concentrate housing and where appropriate, business uses provided that improvements are made to local infrastructure.	Comment noted.
289	Jeremy Pickup	Environment Agency	GB2	<p>No flood risk comments.</p> <p>Any water features should be conserved with a sufficient buffer with pollution prevention as part of an ecological framework.</p>	Comment noted.
290	Phil Bebbington	N/A	GB2	Growth in Carnforth via GB3 is considered to be appropriate in principle.	Comment noted.
291	Daniel Hughes	PWA Planning on behalf of Oakmere Homes	GB2	The development of site GB2 which if implemented have the potential to land lock other development sites within the Green Belt. In particular land in Skerton and Slyne [specific sites referred to].	Comment noted. The suitability of this land for non-Green Belt purposes is still to be determined.
292	David Miller	North Associates on behalf of Oakmere Homes	GB2	Support the need for a Green Belt Review and wish to promote a site in the Green Belt for development at Fulwood Drive, Torrisholme (part of site GB2).	Support and site suggestion noted.

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293	David Alexander	N/A	GB2	<p>This area is locally popular and Torrisholme Barrow is a designated heritage asset. The site has biodiversity value. The 285site is not connected to the Link Road which would therefore require significant investment.</p> <p>Development in this location would significantly change the character and landscape of the area. It is an unsuitable site for such large scale development should retain its Green Belt status.</p>	<p>Comment noted. Impacts on the environment, landscape and local character will inform the Land Allocations process and inform the suitability of the site for development either in part or as a whole. In relation to sites in the Green Belt a critical element of this consideration will be the results of the forthcoming Green Belt Review.</p>
294	Nick Ward	Over Kellet Parish Council	GB2	<p>This is a well-defined parcel of land close to the current boundary of urban development. Again, this should only be considered once all brownfield land and urban sites have been exhausted.</p>	<p>Comment noted.</p>
295	Graham Agnew	N/A	GB2	<p>A reasonable option but would lead to an increase in traffic on local roads, particularly Hasty Brow Road which would cause significant issues.</p>	<p>Comment noted.</p>
296	Leonard Coughtrey	N/A	GB2	<p>Objection to development of site GB2 on the following grounds:</p> <ul style="list-style-type: none"> • The level of development growth proposed is excessive. • Growth of the proposed scale in the Torrisholme area will be difficult to deliver. • Impact to local amenity, in particular Torrisholme Barrow. • Impacts on flood risk. • Impact on security, in particular the grazing cattle and trespass onto the rail line. • Lack of local infrastructure, in particular education and health. • Impact on local wildlife. 	<p>Objection noted. The Turley Report follows a national methodology for calculating housing and employment need which is set out in national planning policy. The Report has been reviewed by local authority planning officers and independently by the Planning Advisory Service. Whilst it is acknowledged that the Report recommends a challenging figure there is no evidence provided to suggest that this is not an accurate reflection of housing need within the district.</p> <p>National Planning guidance is very clear that local authorities should seek to meet in full their objectively assessed needs (paragraph 49 of the National Planning Policy Framework). It will be for the preparation of the Local Development Plan, in particular the Land Allocations DPD, to understand how this can be achieved to ensure a sound plan is produced.</p> <p>This consultation represents the first stage of investigation of site suitability, availability and deliverability. In preparing the local development plan, in particular the Land Allocations DPD the City Council will be discussing with all infrastructure providers to understand existing capacity, constraints</p>

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					<p>and opportunities for improvement and expansion. These discussions will be critical to informing the allocations process.</p> <p>Impacts on the environment, landscape and local character will inform the Land Allocations process and inform the suitability of the site for development either in part or as a whole. In relation to sites in the Green Belt a critical element of this consideration will be the results of the forthcoming Green Belt Review.</p>
297	Doreen Brookes	Slyne-with-Hest Parish Council	GB2	<p>The Parish Council consider the Green Belt designation in this area to be vital on the following grounds:</p> <ul style="list-style-type: none"> • The Green Belt checks the unrestricted sprawl of Morecambe eastwards. • The Green Belt prevents neighbouring towns from merging into one another. • The Green Belt assists in safeguarding the countryside from encroachment. • The Green Belt helps preserve the historical setting of Torrisholme Barrow. • The Green Belt performs a tourism function in this area with access along the Lancaster Canal. <p>The importance of this site within the Green Belt should be recognised and should not be considered for future development.</p>	<p>Objection and Comment noted. There is no evidence that after 25 years of designation that the North Lancashire Green Belt remains fit for purpose. The best way to establish whether it remains fit for purpose is through an up to date review of the designation.</p> <p>Impacts on the environment, landscape and local character will inform the Land Allocations process and inform the suitability of the site for development either in part or as a whole. In relation to sites in the Green Belt a critical element of this consideration will be the results of the forthcoming Green Belt Review.</p>

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298	Councillor Philippa Williamson	Lancaster City Council	GB2	<p>Although support is given to the principle of new housing concern is raised over proposals for Site GB2 on the following grounds:</p> <ul style="list-style-type: none"> • Loss of character to the local area and the loss of Torrisholme as a distinct community. • Impact on local amenity, environment and local wildlife. • It is the location of an ancient burial site. • Lack of local infrastructure. 	<p>Objection noted. This consultation represents the first stage of investigation of site suitability, availability and deliverability. In preparing the local development plan, in particular the Land Allocations DPD the City Council will be discussing with all infrastructure providers to understand existing capacity, constraints and opportunities for improvement and expansion. These discussions will be critical to informing the allocations process.</p> <p>Impacts on the environment, landscape and local character will inform the Land Allocations process and inform the suitability of the site for development either in part or as a whole. In relation to sites in the Green Belt a critical element of this consideration will be the results of the forthcoming Green Belt Review.</p>
299	Len Howard	Lancaster Canal Trust	GB2	Development in this area will increase the use of Slyne Road and Hasty Brow road placing more pressure on the listed Belmont Bridge. Would any measures be put in place to restrict use?	Comment noted.
300	Michael Watson	Over Kellet Parish Council	GB2	Support for partial development of this area, extending Torrisholme to no further than east and north of Powder House Lane.	Support and comment noted.
301	Anthony Warrington	N/A	GB2	A series of comments on the mini brief made setting out challenges to the information provided.	Comments on the mini brief noted, however these were not documents subject to public consultation.
302	Anthony Warrington	N/A	GB2	<p>Site GB2 is poorly connected to the existing road network and development on this site will exacerbate existing traffic problems in this area. There is no direct access to the link road from GB2. Growth in this area will exacerbate existing highway capacity and highway safety issues.</p> <p>There appears to have been no dialogue between the City Council Planners and Transport Planners at the County Council</p>	<p>Comment noted. This consultation represents the first stage of investigation of site suitability, availability and deliverability. In preparing the local development plan, in particular the Land Allocations DPD the City Council will be discussing with all key stakeholders and infrastructure providers to understand existing capacity, constraints and opportunities for improvement and expansion. These discussions will be critical to informing the allocations process.</p> <p>See comments and response to ID REF 535 – 540. Discussions with the County Council are continually ongoing, particular in</p>

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					relation to highways matters, and will continue to inform the preparation of the local development plan.
303	Anthony Warrington	N/A	GB2	There are drainage issues associated with site GB2 which creates water run-off and flooding issues.	Comment noted. This consultation represents the first stage of investigation of site suitability, availability and deliverability. In preparing the local development plan, in particular the Land Allocations DPD the City Council will be discussing with all key stakeholders and infrastructure providers to understand existing capacity, constraints and opportunities for improvement and expansion. These discussions will be critical to informing the allocations process.
304	Michael Porter	N/A	GB2	Site GB2 has a different aspect and is not acceptable as a potential site because of its substantial openness, which is not compromised by the existing boundaries, will be lost. Site GB2 is 287 bounded by the West Coast Mainline but still has a substantially open outlook.	Comment noted.
305	Marjorie Murray	N/A	GB3	Rather than expansion of Carnforth to the East / South, consideration should be given to the expansion of Carnforth to the North. The agricultural value of land to the north is less than that of the land to the south of Carnforth.	Comment noted. Large areas of land to the North of Carnforth has significant flood risk which need to be considered should any allocations be progressed in this area.
306	Winne Clark	Lancaster Civic Society	GB3	GB3 could provide expansion options for Carnforth however it is important that this extension does not reach too far southwards.	Comment noted
307	Councillors Malcolm Thomas Sylvia Rogerson John Wilde (Joint Response)	Lancaster City Council	GB3	Any development in this local area should be linked to Carnforth urban area and should not stretch south toward Bolton-le-Sands and Slyne which is largely unspoiled countryside.	Comment noted.
308	Brian Jones	The Friends of Carnforth Coke Ovens (FCCO)	GB3	The Carnforth Coke Ovens are located adjacent to the Lancaster Canal south of Thwaite Bridge. The Ovens are currently overgrown and the FCCO aim to stabilise and reveal them.	Comments noted. Any future development in this area will consider the best methods of achieving long term protection of these features.

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				Any future development of this area should seek to omit the land surrounding the Coke Ovens to ensure their long term protection. A development brief should be prepared for any proposal on this site.	
309	Brian Jones	Ramblers Association	GB3	The western boundary should be altered to remove the historic features at Thwaite. The land at Lundsfield Quarry should be included within this proposal.	Comment noted.
310	Geoff Storey	Aggregate Industries UK Ltd	GB3	Objection to the development of land at GB3 which would prejudice the working or current and future mineral resources by bring housing into close proximity to mineral extraction, 24 hour vehicle movements and the development / repair / maintenance of nationally important infrastructure.	Comment noted. This consultation represents the first stage of investigation of site suitability, availability and deliverability. In preparing the local development plan, in particular the Land Allocations DPD the City Council will be discussing with all infrastructure providers to understand existing capacity, constraints and opportunities for improvement and expansion. These discussions will be critical to informing the allocations process.
311	Jeremy Pickup	Environment Agency	GB3	Potential flooding on the Back Lane Watercourse if any increase in surface water run-off occurs from new development. The site contains Lundsfield Quarry Biological Heritage Site which should be conserved with a sufficient buffer with pollution prevention as part of an ecological framework.	Comment noted.
312	Dan Mitchell	Barton Wilmore on behalf of Story Homes	GB3	Of the sites considered for allocation within the Land Allocations DPD we are supportive of site GB3. In our view this site represents a suitable and sustainable development option that will enable settlement housing growth needs to be met in full.	Comment and support noted.
313	Phil Bebbington	N/A	GB3	Use of Green Belt land in Torrisholme via GB2 is considered to be appropriate in principle.	Comment noted.

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314	Graham Agnew	N/A	GB3	<p>The choice of site appears completely arbitrary with no account taken on the detrimental effect on the local landscape.</p> <p>It is interesting to note that brownfield land at Lundsfield Quarry has not been included. There could be scope for a smaller extension of Carnforth in this area.</p>	Comment noted.
315	Michael Watson	Over Kellet Parish Council	GB3	Development in this area would give a boost to the economy of Carnforth. Preference should be given to the development of the Lundsfield Quarry site. Land to the east of GB3 (South of Windermere Road) should only be considered if at all necessary.	Comment noted.
316	Nick Ward	Over Kellet Parish Council	GB3	Although a well-defined boundary to the west and the east and links to Crag Bank and Carnforth it has no defined southern boundary and will effectively link Carnforth and Crag Bank into one single settlement and have a detrimental effect on the village of Nether Kellet. For these reasons we oppose with area for residential development.	Objection noted. Consideration of this matter will come through the preparation of the Green Belt Review.
317	David Alexander	N/A	GB3	This is an important site in Carnforth which is not currently required for future development and its designation would undermine attempts to make the fullest use of brownfield sites within Carnforth. It would create urban sprawl which would affect the setting of Carnforth.	Comment noted. Impacts on the environment, landscape and local character will inform the Land Allocations process and inform the suitability of the site for development either in part or as a whole. In relation to sites in the Green Belt a critical element of this consideration will be the results of the forthcoming Green Belt Review.

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318	Malcolm Ratcliff	Mineral Product Association	GB3	<p>The limestone resource in the Kellet area of Lancashire is of regional significance. It is imperative for the supply of vital raw materials for local and regional infrastructure that such resources are protected in the long term.</p> <p>The proposed development site at GB3 contains a potential limestone outcrop and whilst the western part of this site has already been exploited for sand and gravel the eastern portion still have extensive areas of such minerals which still need to be investigated.</p> <p>Development of GB3 has the potential to sterilise this resources and therefore should be avoided.</p>	See response to comment ID REF 125.

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319	David Salmon	N/A	GB3	<p>Objection to development of Site GB3 on the following grounds:</p> <ul style="list-style-type: none"> • Loss of valuable farmland and recreational space. • Lack of local infrastructure, particular in relation to education and health provision. • Impact on local highway network, in terms of highways capacity and highway safety. • Increasing risks from flooding. • Lack of employment opportunities and the employment growth forecast is not realistic. <p>There are more appropriate areas for development than GB3.</p>	<p>Objection noted. This consultation represents the first stage of investigation of site suitability, availability and deliverability. In preparing the Draft Land Allocations DPD the City Council will be discussing with all key infrastructure providers to understand existing capacity and constraints and whether opportunities for improvement / expansion exist. These discussions will be critical to informing the allocations process.</p> <p>Impacts on the environment, landscape, flood risk and local character will inform the Land Allocations process and inform the suitability of the site for development either in part or as a whole. In relation to sites in the Green Belt a critical element of this consideration will be the results of the forthcoming Green Belt Review.</p> <p>Economic data is provided via the Employment Land Review (ELR) which makes use of Experian Economic forecasting. The ELR has been prepared using national methodology and there is no evidence provided to suggest that positive economic growth within the district to the levels forecast is not realistic.</p> <p>National planning guidance is very clear that local authorities should be planning positively for a strong and competitive economy. The preparation of a local plan which ignores such opportunities would not be considered to be sound.</p>
320	Robert Swain	N/A	GB3	<p>Support for some development of Site GB4 however the following issues should be considered.</p> <ul style="list-style-type: none"> • Lack of an appropriate southern boundary. • Impact to local historic assets – Coke Ovens. • Accessibility from the A6 and Back Lane. • Re-instatement of rail services from Carnforth Station to serve new and existing residents, <p>Development of brownfield sites should be given priority.</p>	<p>See response to comment ID REF 356.</p> <p>It should be recognised that brownfield sites are a finite resource and all available brownfield sites have already been included in the known supply. This response does not include any suggestions of brownfield sites which are not known to the City Council.</p>

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321	Cllr R. Mace	Lancaster City Council	GB3	<p>There is no clear southern boundary to this site which differentiates it from other Green Belt sites discussed. There is also a strong countryside value to land to the east of this site which separates Nether Kellet from Carnforth.</p> <p>Consideration should be given to the local use of Back Lane which, whilst a rural road, has been strengthened for use by local quarries. Any access to Site GB3 from Back Lane needs careful consideration in regard to highway safety issues and increasing levels of congestion. Rat running should be prevented through residential areas of Carnforth.</p>	<p>Comment noted. Consideration of this matter will come through the preparation of the Green Belt Review.</p> <p>Impacts on the environment, landscape and local character will inform the Land Allocations process and inform the suitability of the site for development either in part or as a whole. In relation to sites in the Green Belt a critical element of this consideration will be the results of the forthcoming Green Belt Review.</p> <p>This consultation represents the first stage of investigation of site suitability, availability and deliverability. In preparing the local development plan, in particular the Land Allocations DPD the City Council will be discussing with all infrastructure providers to understand existing capacity, constraints and opportunities for improvement and expansion. These discussions will be critical to informing the allocations process.</p>
322	Len Howard	Lancaster Canal Trust	GB3	<p>The canal forms the western boundary of the site. This area is an attractive area of landscape. Consideration will need to be given to the feasibility of linking GB3 with the A6 due to land levels. The Coke Ovens within the western part of this site should be preserved for their heritage value.</p>	Comment noted.
323	Michael Porter	N/A	GB3	<p>Site GB3 has a different aspect and is not as acceptable as a potential site because of its substantial openness, which is not compromised by the existing boundaries, will be lost. The southern boundary to Site GB3 is composed of an arbitrary line which does not follow national planning guidance.</p>	Comment noted.
324	Winne Clark	Lancaster Civic Society	GB4	<p>GB4 provides a logical rounding off and have a clear eastern boundary however its elevated position and contaminated land issues may tell against it.</p>	Comment noted.

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325	Russell Elliott	N/A	GB4	<p>Objection to the development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • The site has issues relating to flooding and surface water run-off. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • No local employment opportunities. • Impacts on local highway capacity and highway safety. • Consideration should be given to the CPREs assessment of the housing needs for the district. • The proposal will not deliver affordable housing. • Impact on rural character and local landscape. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6. Further consideration should be given to the role of brownfield sites within district, particularly in urban areas.</p> <p>Photos provided to show the evidence of flooding on areas of site GB4 in times of heavy rainfall.</p>	<p>Objection and further information noted. The preparation of the local development plan is not a vote and will be prepared based on planning matters which will define whether a site is suitable or appropriate for development or not. These planning matters will be thoroughly investigation as the plan is prepared.</p> <p>National planning guidance is very clear on the role of Green Belts and when they can be reviewed. The City Council's approach to reviewing the Green Belt as part of preparing a new local development plan for the district is completely within accordance with national planning policy (paragraph 83 of the National Planning Policy Framework). It will be for the Green Belt Review to assess the sites role and function within the North Lancashire Green Belt.</p> <p>This consultation represents the first stage of investigation of site suitability, availability and deliverability. In preparing the local development plan, in particular the Land Allocations DPD the City Council will be discussing with all infrastructure providers to understand existing capacity, constraints and opportunities for improvement and expansion. These discussions will be critical to informing the allocations process.</p> <p>There is no evidence provided that the local area lacks employment opportunities, particularly given the close proximity of the site to Lancaster, Morecambe and the forthcoming Link Road.</p> <p>In preparing the local development plan consideration will be needed on how the City Council can more effectively deliver the type of housing needed. Please note the response to the CPRE which is contained at ID REF</p> <p>Comments on South Lancaster are noted.</p>

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326	David & Valerie Pilkington	N/A	GB4	<p>Objection to the development of site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Highway capacity on local roads is at capacity. • Lack of local infrastructure to meet increased needs, particularly in relation to schools and health facilities. <p>Brownfield land should be given priority over the development of brownfield sites.</p>	<p>Objection noted. This consultation represents the first stage of investigation of site suitability, availability and deliverability. In preparing the Draft Land Allocations DPD the City Council will be discussing with all key infrastructure providers to understand existing capacity and constraints and whether opportunities for improvement / expansion exist. These discussions will be critical to informing the allocations process.</p> <p>Comments on the impacts of development are noted although it should be recognised that brownfield sites are a finite resource and all available brownfield sites have already been included in the known supply. This response does not include any suggestions of brownfield sites which are not known to the City Council.</p>
327	Colin Kennington	N/A	GB4	<p>Objection to the development of site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already objected to this proposal through the strategic options consultation in 2014. • The proposal is contrary to national Green Belt policy. • There is no need for further housing. • There is no employment locally for any new residents. • There is a lack of infrastructure and services, particularly health and emergency services. • Exacerbate local highway capacity issues and create congestion increasing air quality issues. • Lack of Public Transport connections. • Development should take place on brownfield sites. • The proposal will not benefit Lancaster City Centre. 	<p>Objection noted. The preparation of the local development plan is not a vote and will be prepared based on planning matters which will define whether a site is suitable or appropriate for development or not. These planning matters will be thoroughly investigation as the plan is prepared.</p> <p>National planning guidance is very clear on the role of Green Belts and when they can be reviewed. The City Council's approach to reviewing the Green Belt as part of preparing a new local development plan for the district is completely within accordance with national planning policy (paragraph 83 of the National Planning Policy Framework). It will be for the Green Belt Review to assess the sites role and function within the North Lancashire Green Belt.</p> <p>This consultation represents the first stage of investigation of site suitability, availability and deliverability. In preparing the local development plan, in particular the Land Allocations DPD the City Council will be discussing with all infrastructure providers to understand existing capacity, constraints and opportunities for improvement and expansion. These</p>

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					<p>discussions will be critical to informing the allocations process.</p> <p>There is no evidence provided that the local area lacks employment opportunities, particularly given the close proximity of the site to Lancaster, Morecambe and the forthcoming Link Road.</p> <p>Comments on the impacts of development are noted although it should be recognised that brownfield sites are a finite resource and all available brownfield sites have already been included in the known supply. This response does not include any suggestions of brownfield sites which are not known to the City Council.</p>
328	Adrian Warburton	N/A	GB4	<p>Objection to the development of site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Loss of rural way of life. • Damage to local environmental habitats and species. • Contrary to national Green Belt policy and local Core Strategy Policy. • Not a sustainable development with a lack of infrastructure, lack of employment and an unacceptable increase in traffic. 	<p>Objection noted. National planning guidance is very clear on the role of Green Belts and when they can be reviewed. The City Council's approach to reviewing the Green Belt as part of preparing a new local development plan for the district is completely within accordance with national planning policy (paragraph 83 of the National Planning Policy Framework). It will be for the Green Belt Review to assess the sites role and function within the North Lancashire Green Belt.</p> <p>This consultation represents the first stage of investigation of site suitability, availability and deliverability. In preparing the local development plan, in particular the Land Allocations DPD the City Council will be discussing with all infrastructure providers to understand existing capacity, constraints and opportunities for improvement and expansion. These discussions will be critical to informing the allocations process.</p> <p>Ongoing discussions with environmental groups and Natural England will be necessary to understand the impacts on the local environment and whether this results in an unacceptable constraint on the suitability of the site for development.</p>

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329	A Stott	N/A	GB4	<p>Objection to the development of site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Contrary to National Planning Policy in relation to Green Belts. • Lack of local infrastructure in relation to education and health. • Exacerbate existing local highway issues and highway capacity. • Lack of local employment. <p>Given the landowners interest it is considered that development cannot be stopped.</p>	<p>Objection noted. National planning guidance is very clear on the role of Green Belts and when they can be reviewed. The City Council's approach to reviewing the Green Belt as part of preparing a new local development plan for the district is completely within accordance with national planning policy (paragraph 83 of the National Planning Policy Framework). It will be for the Green Belt Review to assess the sites role and function within the North Lancashire Green Belt.</p> <p>This consultation represents the first stage of investigation of site suitability, availability and deliverability. In preparing the local development plan, in particular the Land Allocations DPD the City Council will be discussing with all infrastructure providers to understand existing capacity, constraints and opportunities for improvement and expansion. These discussions will be critical to informing the allocations process.</p>
330	Jane Kondras	N/A	GB4	<p>Objection to the development of site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Lack of adequate infrastructure to meet extra demand. • Impacts on the local landscape and character. • Lack of local employment opportunities. • Proposal will merge the settlements of Bolton-le-Sands and Slyne together. • Impact on the local environment. <p>The local development plan should be prepared to protect residents from new development which is built only for profit.</p>	<p>Objection noted. This consultation represents the first stage of investigation of site suitability, availability and deliverability. In preparing the local development plan, in particular the Land Allocations DPD the City Council will be discussing with all infrastructure providers to understand existing capacity, constraints and opportunities for improvement and expansion. These discussions will be critical to informing the allocations process.</p> <p>Impacts on the environment, landscape and local character will inform the Land Allocations process and inform the suitability of the site for development either in part or as a whole. In relation to sites in the Green Belt a critical element of this consideration will be the results of the forthcoming Green Belt Review.</p>
331	Dr. Lesley Bryan	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Impact on local drainage and flood risk. • Site is the location of a foot and mouth burial site. 	<p>Objection and further information noted. National planning guidance is very clear on the role of Green Belts and when they can be reviewed. The City Council's approach to reviewing the Green Belt as part of preparing a new local development plan for the district is completely within</p>

ID REF	NAME	ORGANISATION (IF APPLICABLE)	SITE REF.	SUMMARY OF COMMENT RECEIVED	OFFICER RESPONSE
				<ul style="list-style-type: none"> • Impact on local wildlife and habitats, including hedgerows and trees. • Contrary to the National Planning Policy Framework and local planning policy. • Impact on the historic setting of the area and conservation area. • Lack of local infrastructure, in particular education and health provision. • Lack of employment and services. • Impacts on the local road network, including impacts on highway capacity and highway safety. <p>Development needs to be directed towards Brownfield sites, which the Council have ignored. Any Review of the Green Belt will not be objective given the status of this consultation and the availability of Site GB4 for development.</p> <p>Information provided on local hydrology and the implications of flooding on Site GB4.</p>	<p>accordance with national planning policy (paragraph 83 of the National Planning Policy Framework). It will be for the Green Belt Review, which will be conducted by the City Council, to assess the sites role and function within the North Lancashire Green Belt.</p> <p>This consultation represents the first stage of investigation of site suitability, availability and deliverability. In preparing the local development plan, in particular the Land Allocations DPD the City Council will be discussing with all infrastructure providers to understand existing capacity, constraints and opportunities for improvement and expansion. These discussions will be critical to informing the allocations process.</p> <p>Impacts on the environment, landscape and local character will inform the Land Allocations process and inform the suitability of the site for development either in part or as a whole. In relation to sites in the Green Belt a critical element of this consideration will be the results of the forthcoming Green Belt Review.</p> <p>There is no evidence provided that the local area lacks employment opportunities, particularly given the close proximity of the site to Lancaster, Morecambe and the forthcoming Link Road.</p> <p>Comments on the impacts of development are noted although it should be recognised that brownfield sites are a finite resource and all available brownfield sites have already been included in the known supply. This response does not include any suggestions of brownfield sites which are not known to the City Council.</p>
332	P. Smalley	N/A	GB4	<p>Objection to the development of site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Would destroy the separate identities of the settlement of Bolton-le-Sands and Slyne-with-Hest. 	<p>Objection noted. Impacts on the environment, landscape and local character will inform the Land Allocations process and inform the suitability of the site for development either in part or as a whole. In relation to sites in the Green Belt a</p>

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				<ul style="list-style-type: none"> • Lack of local employment. <p>Whilst it is accepted that new housing is needed, the degree of accuracy and scale of development needed is seriously questioned. Proposed development should be broken up into smaller areas.</p>	<p>critical element of this consideration will be the results of the forthcoming Green Belt Review.</p> <p>There is no evidence provided that the local area lacks employment opportunities, particularly given the close proximity of the site to Lancaster, Morecambe and the forthcoming Link Road.</p>
333	Brian Gibbon	N/A	GB4	<p>Objection to the development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Increases to traffic levels. • Lack of local infrastructure • Reduction in local amenity to existing residents. • Impacts on the local landscape, environment and character. <p>Councils should seek to develop policies which minimise transportation, energy, employment and population growth.</p>	<p>Objection noted. This consultation represents the first stage of investigation of site suitability, availability and deliverability. In preparing the local development plan, in particular the Land Allocations DPD the City Council will be discussing with all infrastructure providers to understand existing capacity, constraints and opportunities for improvement and expansion. These discussions will be critical to informing the allocations process.</p> <p>Impacts on the environment, landscape and local character will inform the Land Allocations process and inform the suitability of the site for development either in part or as a whole. In relation to sites in the Green Belt a critical element of this consideration will be the results of the forthcoming Green Belt Review.</p> <p>It is agreed that development should represent sustainable development in accordance with the national planning policy framework.</p>
334	Dr. Chris Evans	N/A	GB4	<p>Objection to the development of site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Significant flooding impact in the area on existing properties and any new property through inadequate drainage capacity. • Lack of infrastructure in the locality, particularly in relation to health care and local schools. • Inadequate local roads which existing highway capacity and highway safety issues exacerbated. 	<p>Objection noted. National planning guidance is very clear on the role of Green Belts and when they can be reviewed. The City Council's approach to reviewing the Green Belt as part of preparing a new local development plan for the district is completely within accordance with national planning policy (paragraph 83 of the National Planning Policy Framework). It will be for the Green Belt Review to assess the site's role and function within the North Lancashire Green Belt.</p>

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				<ul style="list-style-type: none"> • The loss of separate identities of Bolton-le-Sands and Slyne-with-Hest due to ribbon development. • Contrary to national Green Belt policy. 	<p>This consultation represents the first stage of investigation of site suitability, availability and deliverability. In preparing the local development plan, in particular the Land Allocations DPD the City Council will be discussing with all infrastructure providers to understand existing capacity, constraints and opportunities for improvement and expansion. These discussions will be critical to informing the allocations process.</p> <p>Impacts on the environment, landscape and local character will inform the Land Allocations process and inform the suitability of the site for development either in part or as a whole. In relation to sites in the Green Belt a critical element of this consideration will be the results of the forthcoming Green Belt Review.</p>
335	Josie Bolton	N/A	GB4	<p>Objection to the development of site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Lack of local infrastructure, particularly in relation to education. • No employment opportunities in the area. • Exacerbate existing highway capacity and safety issues. • Local residents have already rejected proposals for development in the Green Belt. <p>Development should not take place on greenfield sites until all brownfield sites would be used.</p>	<p>Objection noted. This consultation represents the first stage of investigation of site suitability, availability and deliverability. In preparing the local development plan, in particular the Land Allocations DPD the City Council will be discussing with all infrastructure providers to understand existing capacity, constraints and opportunities for improvement and expansion. These discussions will be critical to informing the allocations process.</p> <p>There is no evidence provided that the local area lacks employment opportunities, particularly given the close proximity of the site to Lancaster, Morecambe and the forthcoming Link Road.</p> <p>The preparation of the local development plan is not a vote and will be prepared based on planning matters which will define whether a site is suitable or appropriate for development or not. These planning matters will be thoroughly investigation as the plan is prepared.</p>

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336	Rev. M. Tully	N/A	GB4	<p>The Green Belt has been designed to prevent the spread of built up areas and this principle should be maintained. Other alternatives should be considered (i.e. brownfield sites and vacant land) over the use of the Green Belt for development.</p>	<p>Comment noted. It will be for the Green Belt Review to assess the sites role and function within the North Lancashire Green Belt.</p> <p>It should be recognised that brownfield sites are a finite resource and all available brownfield sites have already been included in the known supply. This response does not include any suggestions of brownfield sites which are not known to the City Council.</p>
337	Helen Davidson - Pennington	N/A	GB4	<p>Objection to the development of site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Contrary to National Planning Policy in relation to Green Belts. • Increase in traffic congestion and impacts on highway safety. • Lack of local infrastructure, particularly in relation to education. • Impacts on local landscape, wildlife and protected species. <p>More suitable sites for development exist in South Lancaster.</p>	<p>Objection noted. National planning guidance is very clear on the role of Green Belts and when they can be reviewed. The City Council's approach to reviewing the Green Belt as part of preparing a new local development plan for the district is completely within accordance with national planning policy (paragraph 83 of the National Planning Policy Framework). It will be for the Green Belt Review to assess the sites role and function within the North Lancashire Green Belt.</p> <p>This consultation represents the first stage of investigation of site suitability, availability and deliverability. In preparing the local development plan, in particular the Land Allocations DPD the City Council will be discussing with all infrastructure providers to understand existing capacity, constraints and opportunities for improvement and expansion. These discussions will be critical to informing the allocations process.</p> <p>Impacts on the environment, landscape and local character will inform the Land Allocations process and inform the suitability of the site for development either in part or as a whole. In relation to sites in the Green Belt a critical element of this consideration will be the results of the forthcoming Green Belt Review.</p> <p>Comments on South Lancaster noted.</p>

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338	Peter Trevvett	N/A	GB4	<p>Objection to the development of site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Development would result in urban sprawl between Slyne and Bolton-le-Sands. • Increase road useage and congestion. • Contrary to local and national planning policy. • Lack of local infrastructure, particular in relation to education. 	<p>Objection noted. The preparation of the local development plan is not a vote and will be prepared based on planning matters which will define whether a site is suitable or appropriate for development or not. These planning matters will be thoroughly investigation as the plan is prepared.</p> <p>National planning guidance is very clear on the role of Green Belts and when they can be reviewed. The City Council's approach to reviewing the Green Belt as part of preparing a new local development plan for the district is completely within accordance with national planning policy (paragraph 83 of the National Planning Policy Framework). It will be for the Green Belt Review to assess the sites role and function within the North Lancashire Green Belt.</p> <p>This consultation represents the first stage of investigation of site suitability, availability and deliverability. In preparing the local development plan, in particular the Land Allocations DPD the City Council will be discussing with all infrastructure providers to understand existing capacity, constraints and opportunities for improvement and expansion. These discussions will be critical to informing the allocations process.</p>

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339	Margaret Watson	N/A	GB4	<p>Objection to the development of site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Contrary to local and national planning policy • Local residents have already rejected proposals for development in the Green Belt. • Lack of highway capacity and highway safety issues. • Lack of local infrastructure, particularly in relation to health. <p>Local housing needs should be provided through the conversion of student accommodation to meet affordable housing needs and the use of brownfield sites.</p>	<p>Objection noted. The preparation of the local development plan is not a vote and will be prepared based on planning matters which will define whether a site is suitable or appropriate for development or not. These planning matters will be thoroughly investigation as the plan is prepared.</p> <p>National planning guidance is very clear on the role of Green Belts and when they can be reviewed. The City Council's approach to reviewing the Green Belt as part of preparing a new local development plan for the district is completely within accordance with national planning policy (paragraph 83 of the National Planning Policy Framework). It will be for the Green Belt Review to assess the sites role and function within the North Lancashire Green Belt.</p> <p>This consultation represents the first stage of investigation of site suitability, availability and deliverability. In preparing the local development plan, in particular the Land Allocations DPD the City Council will be discussing with all infrastructure providers to understand existing capacity, constraints and opportunities for improvement and expansion. These discussions will be critical to informing the allocations process.</p> <p>It should be recognised that brownfield sites are a finite resource and all available brownfield sites have already been included in the known supply. This response does not include any suggestions of brownfield sites which are not known to the City Council.</p>
340	Dawn Swindale	N/A	GB4	<p>Objection to development on site GB4 as it is contrary to national government guidance with Greenfield and Green Belt land.</p>	<p>Objection noted. National planning guidance is very clear on the role of Green Belts and when they can be reviewed. The City Council's approach to reviewing the Green Belt as part of preparing a new local development plan for the district is completely within accordance with national planning policy (paragraph 83 of the National Planning Policy Framework). It will be for the Green Belt Review to assess the sites role and function within the North Lancashire Green Belt.</p>

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341	Bernadette & Terry Lee	N/A	GB4	<p>Objection to the development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Contrary to local and national planning policy framework. • Local residents have already rejected proposals for development in the Green Belt. <p>Housing needs should be met through the development of brownfield sites in both Lancaster and Morecambe.</p>	<p>The preparation of the local development plan is not a vote and will be prepared based on planning matters which will define whether a site is suitable or appropriate for development or not. These planning matters will be thoroughly investigation as the plan is prepared.</p> <p>National planning guidance is very clear on the role of Green Belts and when they can be reviewed. The City Council's approach to reviewing the Green Belt as part of preparing a new local development plan for the district is completely within accordance with national planning policy (paragraph 83 of the National Planning Policy Framework). It will be for the Green Belt Review to assess the sites role and function within the North Lancashire Green Belt.</p>
342	David Bateman	N/A	GB4	<p>Objection to the development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Impacts on rural character of the villages. • Lack of local infrastructure, in particular education facilities • Lack of local employment which means there is no need for housing in this area. • Impact on the local road network, particularly in relation to highway capacity and highway safety. • Impact to residential amenity through further construction. • Contrary to local planning policy in the 2008 Local Plan. • Impact on the historic environment. • Little opportunity for investment in local infrastructure. • Will not deliver the appropriate housing to meet local need. <p>There are plenty of brownfield sites to meet development needs.</p>	<p>Objection noted. National planning guidance is very clear on the role of Green Belts and when they can be reviewed. The City Council's approach to reviewing the Green Belt as part of preparing a new local development plan for the district is completely within accordance with national planning policy (paragraph 83 of the National Planning Policy Framework). It will be for the Green Belt Review to assess the sites role and function within the North Lancashire Green Belt.</p> <p>This consultation represents the first stage of investigation of site suitability, availability and deliverability. In preparing the local development plan, in particular the Land Allocations DPD the City Council will be discussing with all infrastructure providers to understand existing capacity, constraints and opportunities for improvement and expansion. These discussions will be critical to informing the allocations process.</p> <p>Impacts on the environment, landscape and local character will inform the Land Allocations process and inform the suitability of the site for development either in part or as a whole. In relation to sites in the Green Belt a critical element</p>

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					<p>of this consideration will be the results of the forthcoming Green Belt Review.</p> <p>There is no evidence provided that the local area lacks employment opportunities, particularly given the close proximity of the site to Lancaster, Morecambe and the forthcoming Link Road. Equally there is no evidence provided to suggest that this site will not meet local housing needs.</p> <p>It should be recognised that brownfield sites are a finite resource and all available brownfield sites have already been included in the known supply. This response does not include any suggestions of brownfield sites which are not known to the City Council.</p>
343	Paul Legon	N/A	GB4	<p>Objection to the development of Site GB4 and the general Green Belt with more suitable alternatives to meet local needs including a range of brownfield sites (i.e. Luneside), infill within existing urban areas and non-Green Belt sites. Development of the Green Belt is contrary to national planning policy.</p>	<p>Objection noted. It should be recognised that brownfield sites are a finite resource and all available brownfield sites have already been included in the known supply. This response does not include any suggestions of brownfield sites which are not known to the City Council.</p> <p>National planning guidance is very clear on the role of Green Belts and when they can be reviewed. The City Council's approach to reviewing the Green Belt as part of preparing a new local development plan for the district is completely within accordance with national planning policy (paragraph 83 of the National Planning Policy Framework). It will be for the Green Belt Review to assess the sites role and function within the North Lancashire Green Belt.</p>
344	M & K Garner	N/A	GB4	<p>Objection to the development of Site GB4 which would merge the settlements of Bolton-le-Sands and Slyne together. The loss of Green Belt is contrary to national guidance.</p>	<p>Objection noted. National planning guidance is very clear on the role of Green Belts and when they can be reviewed. The City Council's approach to reviewing the Green Belt as part of preparing a new local development plan for the district is completely within accordance with national planning policy (paragraph 83 of the National Planning Policy Framework). It will be for the Green Belt Review to assess the sites role and function within the North Lancashire Green Belt.</p>

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345	Diana Garfitt	N/A	GB4	<p>Objection to the development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Contrary to the National Planning Policy Framework. • Lack of local infrastructure, in particular education and health provision. • Impacts on local road capacity and highway safety. 	<p>Objection noted. National planning guidance is very clear on the role of Green Belts and when they can be reviewed. The City Council's approach to reviewing the Green Belt as part of preparing a new local development plan for the district is completely within accordance with national planning policy (paragraph 83 of the National Planning Policy Framework). It will be for the Green Belt Review to assess the sites role and function within the North Lancashire Green Belt.</p> <p>This consultation represents the first stage of investigation of site suitability, availability and deliverability. In preparing the local development plan, in particular the Land Allocations DPD the City Council will be discussing with all infrastructure providers to understand existing capacity, constraints and opportunities for improvement and expansion. These discussions will be critical to informing the allocations process.</p>
346	Benjamin Foster	N/A	GB4	<p>Objection to the development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Contrary to the National Planning Policy Framework and local planning policy (2008 Local Plan). • Lack of local employment. • Lack of infrastructure, particularly in relation to education, health and public transport. • Impacts on local highway capacity and highway safety. <p>Housing needs should be met in South Lancaster which is not constrained by the Green Belt and has good access to the M6.</p>	<p>Objection noted. National planning guidance is very clear on the role of Green Belts and when they can be reviewed. The City Council's approach to reviewing the Green Belt as part of preparing a new local development plan for the district is completely within accordance with national planning policy (paragraph 83 of the National Planning Policy Framework). It will be for the Green Belt Review to assess the sites role and function within the North Lancashire Green Belt.</p> <p>This consultation represents the first stage of investigation of site suitability, availability and deliverability. In preparing the local development plan, in particular the Land Allocations DPD the City Council will be discussing with all infrastructure providers to understand existing capacity, constraints and opportunities for improvement and expansion. These discussions will be critical to informing the allocations process.</p> <p>There is no evidence provided that the local area lacks employment opportunities, particularly given the close</p>

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					proximity of the site to Lancaster, Morecambe and the forthcoming Link Road.
347	Margaret Pennington	N/A	GB4	<p>Objection to the development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> Local residents have already rejected proposals for development in the Green Belt. Contrary to National Planning Policy Framework and the last local plan. Lack of local infrastructure, particularly in relation to education, health and public transport services. Impacts on local highway capacity and highway safety. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	<p>Objection noted. The preparation of the local development plan is not a vote and will be prepared based on planning matters which will define whether a site is suitable or appropriate for development or not. These planning matters will be thoroughly investigation as the plan is prepared.</p> <p>National planning guidance is very clear on the role of Green Belts and when they can be reviewed. The City Council's approach to reviewing the Green Belt as part of preparing a new local development plan for the district is completely within accordance with national planning policy (paragraph 83 of the National Planning Policy Framework). It will be for the Green Belt Review to assess the sites role and function within the North Lancashire Green Belt.</p> <p>This consultation represents the first stage of investigation of site suitability, availability and deliverability. In preparing the local development plan, in particular the Land Allocations DPD the City Council will be discussing with all infrastructure providers to understand existing capacity, constraints and opportunities for improvement and expansion. These discussions will be critical to informing the allocations process.</p> <p>Comments on South Lancaster noted.</p>
348	Michael Porter	N/A	GB4	<p>Site GB4 to the east of Hest Bank does look as though a case could be made for inclusion within the Green Belt Review. Bounded to the East by the A6 with access and housing on the other sides, this site is smaller in scale and limited openness.</p>	Comment noted.
349	F. Rycroft	N/A	GB4	<p>Support for housing growth in the Hest Bank and Bolton-le-Sands area.</p>	Support noted.

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350	Nick & Georgina Moore	N/A	GB4	<p>Objection to the development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Impacts on local character, local landscape and rural nature of the area. • Impacts on the local road network in terms of accessibility. • Lack of local infrastructure, particularly in relation to education capacity, health facilities, local services. • Lack of local employment. • Contrary to the National Planning Policy Framework and local planning policy (2008 local plan). • Site GB4 contains a burial site for animals following the foot and mouth outbreak. 	<p>Objection noted. The preparation of the local development plan is not a vote and will be prepared based on planning matters which will define whether a site is suitable or appropriate for development or not. These planning matters will be thoroughly investigation as the plan is prepared.</p> <p>National planning guidance is very clear on the role of Green Belts and when they can be reviewed. The City Council's approach to reviewing the Green Belt as part of preparing a new local development plan for the district is completely within accordance with national planning policy (paragraph 83 of the National Planning Policy Framework). It will be for the Green Belt Review to assess the sites role and function within the North Lancashire Green Belt.</p> <p>This consultation represents the first stage of investigation of site suitability, availability and deliverability. In preparing the local development plan, in particular the Land Allocations DPD the City Council will be discussing with all infrastructure providers to understand existing capacity, constraints and opportunities for improvement and expansion. These discussions will be critical to informing the allocations process.</p> <p>Impacts on the environment, landscape and local character will inform the Land Allocations process and inform the suitability of the site for development either in part or as a whole. In relation to sites in the Green Belt a critical element of this consideration will be the results of the forthcoming Green Belt Review.</p> <p>There is no evidence provided that the local area lacks employment opportunities, particularly given the close proximity of the site to Lancaster, Morecambe and the forthcoming Link Road.</p> <p>The use of the site as a foot and mouth burial site will be investigated with DEFRA and the Environment Agency to understand its implications on land use in this area.</p>

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351	Carol Michaels	N/A	GB4	<p>Objection to the development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	<p>Objection noted. The preparation of the local development plan is not a vote and will be prepared based on planning matters which will define whether a site is suitable or appropriate for development or not. These planning matters will be thoroughly investigation as the plan is prepared.</p> <p>National planning guidance is very clear on the role of Green Belts and when they can be reviewed. The City Council’s approach to reviewing the Green Belt as part of preparing a new local development plan for the district is completely within accordance with national planning policy (paragraph 83 of the National Planning Policy Framework). It will be for the Green Belt Review to assess the sites role and function within the North Lancashire Green Belt.</p> <p>This consultation represents the first stage of investigation of site suitability, availability and deliverability. In preparing the local development plan, in particular the Land Allocations DPD the City Council will be discussing with all infrastructure providers to understand existing capacity, constraints and opportunities for improvement and expansion. These discussions will be critical to informing the allocations process.</p> <p>Comments on South Lancaster are noted.</p>

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352	Ian Seed	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to national government policy on Green Belt. • Impacts on the local road network in terms of highway capacity and highway safety. • Impact on landscape quality and local wildlife • Impacts on quality of life and amenity for local residents. • Impact on local infrastructure and services. • Impact on local house values. 	<p>Objection noted. The preparation of the local development plan is not a vote and will be prepared based on planning matters which will define whether a site is suitable or appropriate for development or not. These planning matters will be thoroughly investigation as the plan is prepared.</p> <p>National planning guidance is very clear on the role of Green Belts and when they can be reviewed. The City Council's approach to reviewing the Green Belt as part of preparing a new local development plan for the district is completely within accordance with national planning policy (paragraph 83 of the National Planning Policy Framework). It will be for the Green Belt Review to assess the sites role and function within the North Lancashire Green Belt.</p> <p>This consultation represents the first stage of investigation of site suitability, availability and deliverability. In preparing the local development plan, in particular the Land Allocations DPD the City Council will be discussing with all infrastructure providers to understand existing capacity, constraints and opportunities for improvement and expansion. These discussions will be critical to informing the allocations process.</p> <p>Impacts on the environment, landscape and local character will inform the Land Allocations process and inform the suitability of the site for development either in part or as a whole. In relation to sites in the Green Belt a critical element of this consideration will be the results of the forthcoming Green Belt Review.</p> <p>It should be noted that the loss of house value is not a planning matter and should not be used as a factor in determining where new development should take place.</p>

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353	Helen Brownjohn	N/A	GB4	<p>Objection to the development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposal would merge Slyne and Bolton-le-Sands together. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	<p>Objection noted. The preparation of the local development plan is not a vote and will be prepared based on planning matters which will define whether a site is suitable or appropriate for development or not. These planning matters will be thoroughly investigation as the plan is prepared.</p> <p>National planning guidance is very clear on the role of Green Belts and when they can be reviewed. The City Council's approach to reviewing the Green Belt as part of preparing a new local development plan for the district is completely within accordance with national planning policy (paragraph 83 of the National Planning Policy Framework). It will be for the Green Belt Review to assess the sites role and function within the North Lancashire Green Belt.</p> <p>This consultation represents the first stage of investigation of site suitability, availability and deliverability. In preparing the local development plan, in particular the Land Allocations DPD the City Council will be discussing with all infrastructure providers to understand existing capacity, constraints and opportunities for improvement and expansion. These discussions will be critical to informing the allocations process.</p> <p>Comments on South Lancaster are noted.</p>
354	Andrew Hartley	N/A	GB4	<p>Development of Site GB4 will cause significant impacts on local traffic and other local infrastructure such as schools.</p>	<p>Objection noted. This consultation represents the first stage of investigation of site suitability, availability and deliverability. In preparing the local development plan, in particular the Land Allocations DPD the City Council will be discussing with all infrastructure providers to understand existing capacity, constraints and opportunities for improvement and expansion. These discussions will be critical to informing the allocations process.</p>

ID REF	NAME	ORGANISATION (IF APPLICABLE)	SITE REF.	SUMMARY OF COMMENT RECEIVED	OFFICER RESPONSE
355	Lyndsey Barker	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Impact on highway infrastructure and capacity. • Merging of two separate settlements. • Impacts on rural landscape and character. • Site contains a Foot and Mouth Burial Site. 	<p>This consultation represents the first stage of investigation of site suitability, availability and deliverability. In preparing the local development plan, in particular the Land Allocations DPD the City Council will be discussing with all infrastructure providers to understand existing capacity, constraints and opportunities for improvement and expansion. These discussions will be critical to informing the allocations process.</p> <p>Impacts on the environment, landscape and local character will inform the Land Allocations process and inform the suitability of the site for development either in part or as a whole. In relation to sites in the Green Belt a critical element of this consideration will be the results of the forthcoming Green Belt Review.</p> <p>The use of the site as a foot and mouth burial site will be investigated with DEFRA and the Environment Agency to understand its implications on land use in this area.</p>
356	Mr R. Cherrington	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	<p>The preparation of the local development plan is not a vote and will be prepared based on planning matters which will define whether a site is suitable or appropriate for development or not. These planning matters will be thoroughly investigation as the plan is prepared.</p> <p>National planning guidance is very clear on the role of Green Belts and when they can be reviewed. The City Council's approach to reviewing the Green Belt as part of preparing a new local development plan for the district is completely within accordance with national planning policy (paragraph 83 of the National Planning Policy Framework). It will be for the Green Belt Review to assess the sites role and function within the North Lancashire Green Belt.</p> <p>This consultation represents the first stage of investigation of site suitability, availability and deliverability. In preparing the local development plan, in particular the Land Allocations DPD the City Council will be discussing with all infrastructure providers to understand existing capacity, constraints and</p>

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					<p>opportunities for improvement and expansion. This includes Lancashire County Council, United Utilities, the Clinical Commissioning Group and other providers. These discussions will be critical to informing the allocations process.</p> <p>Comments on South Lancaster Noted.</p>
357	D. Russell	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	<p>The preparation of the local development plan is not a vote and will be prepared based on planning matters which will define whether a site is suitable or appropriate for development or not. These planning matters will be thoroughly investigation as the plan is prepared.</p> <p>National planning guidance is very clear on the role of Green Belts and when they can be reviewed. The City Council's approach to reviewing the Green Belt as part of preparing a new local development plan for the district is completely within accordance with national planning policy (paragraph 83 of the National Planning Policy Framework). It will be for the Green Belt Review to assess the sites role and function within the North Lancashire Green Belt.</p> <p>This consultation represents the first stage of investigation of site suitability, availability and deliverability. In preparing the local development plan, in particular the Land Allocations DPD the City Council will be discussing with all infrastructure providers to understand existing capacity, constraints and opportunities for improvement and expansion. This includes Lancashire County Council, United Utilities, the Clinical Commissioning Group and other providers. These discussions will be critical to informing the allocations process.</p> <p>Comments on South Lancaster Noted.</p>

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358	Mr & Mrs Graham	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 356.
359	Peter & Joyce Morse	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 356.

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ID REF	NAME	ORGANISATION (IF APPLICABLE)	SITE REF.	SUMMARY OF COMMENT RECEIVED	OFFICER RESPONSE
360	David Foster	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 356.
361	John & Meryl Douglas	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 356.
362	Janet Kearns	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. 	See response to comment ID REF 356.

ID REF	NAME	ORGANISATION (IF APPLICABLE)	SITE REF.	SUMMARY OF COMMENT RECEIVED	OFFICER RESPONSE
				<ul style="list-style-type: none"> • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	
363	Maureen Barratt	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 356.
364	Andrew Barratt	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. 	See response to comment ID REF 356.

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				<ul style="list-style-type: none"> • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	
365	Patricia Hemingway	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 356.
366	P.J. Matthews	3N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. 	See response to comment ID REF 356.

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				Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.	
367	M. Williams	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 356.
368	L.C. Bailey	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 356.

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369	P.J. Capper	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 356.
370	Mr & Mrs Platt	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Impacts on local landscape and character. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 356.

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371	Philip Jones	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 356.
372	K. Edgar	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 356.
373	M. Brown	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. 	See response to comment ID REF 356.

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				<ul style="list-style-type: none"> • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	
374	M. Cammack	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety, new junction improvements at Mill Lane should be prioritised. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 356.
375	Kenneth Eyre	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. 	See response to comment ID REF 356.

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376	Chris Barker	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 356.
377	Alison Barker	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. 	See response to comment ID REF 356.

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				Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.	
378	Peter Harrison	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge the settlements of Bolton-le-Sands and Slyne together. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 356.
379	Mr & Mrs Hunter - Isherwood	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 356.

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380	L.M. Clement	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 356.
381	N.R. Herbert	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 356.
382	H. Herbert	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. 	See response to comment ID REF 356.

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				<ul style="list-style-type: none"> • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	
383	J. Walker	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 356.
384	J.A. Kerr	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. 	See response to comment ID REF 356.

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				<p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	
385	Julie Creer	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 356.
386	P. Sewell	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 356.

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ID REF	NAME	ORGANISATION (IF APPLICABLE)	SITE REF.	SUMMARY OF COMMENT RECEIVED	OFFICER RESPONSE
387	D.J. Bolton	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 356.
388	J.J. Knerle	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 356.
389	Robert Bond	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. 	See response to comment ID REF 356.

ID REF	NAME	ORGANISATION (IF APPLICABLE)	SITE REF.	SUMMARY OF COMMENT RECEIVED	OFFICER RESPONSE
				<ul style="list-style-type: none"> • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	
390	Anne Hills	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 356.
391	Joan Bateman	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. 	See response to comment ID REF 356.

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				<p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	
392	J. Rodwell	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 356.
393	M. Lloyd	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposal would merge Slyne and Bolton-le-Sands together. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 356.

ID REF	NAME	ORGANISATION (IF APPLICABLE)	SITE REF.	SUMMARY OF COMMENT RECEIVED	OFFICER RESPONSE
394	Amy Riding	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 356.
395	Mr & Mrs McMaster	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 356.
396	Erica Parker	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. 	See response to comment ID REF 356.

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				<ul style="list-style-type: none"> • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	
397	B. Parker	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 356.
398	B. Fielding	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. 	See response to comment ID REF 356.

ID REF	NAME	ORGANISATION (IF APPLICABLE)	SITE REF.	SUMMARY OF COMMENT RECEIVED	OFFICER RESPONSE
				<ul style="list-style-type: none"> Impacts on local highway capacity and highway safety. Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	
399	A.D. Parker	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> Local residents have already rejected proposals for development in the Green Belt. Contrary to National Planning Policy Framework and the last local plan. GB4 fulfils all the purposes of the Green Belt as per national guidance. Lack of local infrastructure, particularly in relation to education, health and public transport services. Impacts on local highway capacity and highway safety. Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 356.
400	Clive Creer	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> Local residents have already rejected proposals for development in the Green Belt. Contrary to National Planning Policy Framework and the last local plan. GB4 fulfils all the purposes of the Green Belt as per national guidance. Lack of local infrastructure, particularly in relation to education, health and public transport services. Impacts on local highway capacity and highway safety. Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 356.

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401	Kathleen Green	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 356.
402	Dennis Pratt	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 356.
403	Carol Pratt	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. 	See response to comment ID REF 356.

ID REF	NAME	ORGANISATION (IF APPLICABLE)	SITE REF.	SUMMARY OF COMMENT RECEIVED	OFFICER RESPONSE
				<ul style="list-style-type: none"> • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	
404	Bryan Pratt	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 356.
405	John & Muriel Dixon	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. 	See response to comment ID REF 356.

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				<p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	
406	H. Fielding	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 356.
407	Mr & Mrs Buck	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 356.

ID REF	NAME	ORGANISATION (IF APPLICABLE)	SITE REF.	SUMMARY OF COMMENT RECEIVED	OFFICER RESPONSE
408	Carol & John Stephenson	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 356.
409	Margaret Briggs	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 356.
410	Mr & Mrs Coates	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. 	See response to comment ID REF 356.

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				<ul style="list-style-type: none"> • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	
411	C.A Riddell	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 356.
412	Kara Jacklon	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. 	See response to comment ID REF 356.

ID REF	NAME	ORGANISATION (IF APPLICABLE)	SITE REF.	SUMMARY OF COMMENT RECEIVED	OFFICER RESPONSE
				<p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	
413	Alan & Jean Barnes	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 356.
414	Andrew Bean	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 356.

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415	David & Evelyn Wright	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 356.
416	Jamie Sinclair	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 356.
417	Jane Sinclair	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. 	See response to comment ID REF 356.

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				<ul style="list-style-type: none"> • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	
418	Mr & Mrs Canty	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 356.
419	Lynne & Jonathan Bean	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. 	See response to comment ID REF 356.

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				<p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	
420	Patrick Davey	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 356.
421	B. M. Turner	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 356.

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422	Lilian Wright	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 356.
423	J. C. Ostlele	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 356.
424	Mr & Mrs Turner	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. 	See response to comment ID REF 356.

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				<ul style="list-style-type: none"> • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	
425	A.Blessington	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 356.
426	Mr & Mrs Basham	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. 	See response to comment ID REF 356.

ID REF	NAME	ORGANISATION (IF APPLICABLE)	SITE REF.	SUMMARY OF COMMENT RECEIVED	OFFICER RESPONSE
				<p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	
427	L. D. Pearson	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 356.
428	Mary Pearson	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 356.

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429	Lesley Ireland	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 356.
430	Mr & Mrs McMahon	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 356.
431	J. Uttley	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. 	See response to comment ID REF 356.

ID REF	NAME	ORGANISATION (IF APPLICABLE)	SITE REF.	SUMMARY OF COMMENT RECEIVED	OFFICER RESPONSE
				<p>Contrary to National Planning Policy Framework and the last local plan.</p> <ul style="list-style-type: none"> • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	
432	Mrs Dobeck	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 356.
433	Paul & Yvonne Jackson	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. 	See response to comment ID REF 356.

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				<ul style="list-style-type: none"> • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	
434	John & Christine Newby	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6. Consideration should also be given to the development of brownfield sites in Morecambe.</p>	See response to comment ID REF 356.
435	L. J. Hewitt	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. 	See response to comment ID REF 356.

ID REF	NAME	ORGANISATION (IF APPLICABLE)	SITE REF.	SUMMARY OF COMMENT RECEIVED	OFFICER RESPONSE
				Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.	
436	Christine Stamp & Michael Gradwell	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 356.
437	R. J. Thompson	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 356.

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438	Jamie Wakeman	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 356.
439	Mrs Bates	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health, open space and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 356.
440	J. W. Halhead	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. 	See response to comment ID REF 356.

ID REF	NAME	ORGANISATION (IF APPLICABLE)	SITE REF.	SUMMARY OF COMMENT RECEIVED	OFFICER RESPONSE
				<ul style="list-style-type: none"> • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	
441	Katherine Halhead	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 356.
442	David & Laura Lloyd	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. 	See response to comment ID REF 356.

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				<ul style="list-style-type: none"> • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	
443	Kate O'Discoll	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 356.
444	Philip Goodall	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. 	See response to comment ID REF 356.

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				Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.	
445	J. J. Skelly	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 356.
446	S. L. Walker	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 356.
447	S. Goodall	N/A	GB4	Objection to development of Site GB4 on the following grounds:	See response to comment ID REF 356.

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				<ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	
448	C. Skelly	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 356.
449	D. M. Barton	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. 	See response to comment ID REF 356.

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450	P. Bibby	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 356.

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451	David & Lynn Marland	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 356.
452	Peter & Carol Mills	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 356.
453	Doris Phizacklea	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. 	See response to comment ID REF 356.

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				<ul style="list-style-type: none"> • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	
454	Mark Maguire	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 356.
455	Mr & Mrs Randall	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. 	See response to comment ID REF 356.

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				<ul style="list-style-type: none"> • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	
456	Cath Morris	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 356.
457	Elizabeth Bailey - Marsden	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 356.

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458	Keith Wood - Walker	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 356.
459	M. N. Cleaver	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 356.
460	Mr & Mrs Taylor	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. 	See response to comment ID REF 356.

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				<ul style="list-style-type: none"> • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	
461	J. B. Williams	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 356.
462	Mrs E. W. Owen	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. 	See response to comment ID REF 356.

ID REF	NAME	ORGANISATION (IF APPLICABLE)	SITE REF.	SUMMARY OF COMMENT RECEIVED	OFFICER RESPONSE
				<ul style="list-style-type: none"> • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	
463	B. Scott	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 356.
464	K. B. Williams	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 356.

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ID REF	NAME	ORGANISATION (IF APPLICABLE)	SITE REF.	SUMMARY OF COMMENT RECEIVED	OFFICER RESPONSE
465	K. T. Hewitt	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 356.
466	K. E. Major	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 356.
467	Patricia Barker	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. 	See response to comment ID REF 356.

ID REF	NAME	ORGANISATION (IF APPLICABLE)	SITE REF.	SUMMARY OF COMMENT RECEIVED	OFFICER RESPONSE
				<ul style="list-style-type: none"> • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Poor access to the site via the local road network. • Proposal would merge settlements together. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	
468	Colin & June Jeremy	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 356.
469	K. Woodburn	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. 	See response to comment ID REF 356.

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ID REF	NAME	ORGANISATION (IF APPLICABLE)	SITE REF.	SUMMARY OF COMMENT RECEIVED	OFFICER RESPONSE
				<ul style="list-style-type: none"> • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	
470	H. Moran	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 356.
471	H. Hayhurst	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. 	See response to comment ID REF 356.

ID REF	NAME	ORGANISATION (IF APPLICABLE)	SITE REF.	SUMMARY OF COMMENT RECEIVED	OFFICER RESPONSE
				Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.	
472	Grace Bamford	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 356.
473	S.M. Clement	N/A	GB4	<p>Objection to the development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Site is the location of a foot and mouth burial site. • Impacts from flood risk and surface water run-off. • Local sewer system does not have sufficient capacity. • Proposal would merge Bolton-le-Sands and Slyne together. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt</p>	See response to comment ID REF 356.

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				and has good access to the M6. Consideration of brownfield sites should also be given.	
474	Anne Harrison	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> Local residents have already rejected proposals for development in the Green Belt. Contrary to National Planning Policy Framework and the last local plan. GB4 fulfils all the purposes of the Green Belt as per national guidance. Lack of local infrastructure, particularly in relation to education, health and public transport services. Impacts on local highway capacity and highway safety. Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 356.
475	L. J. McQueen	N/A	GB4	<p>Objection to the development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> Local residents have already rejected proposals for development in the Green Belt. Contrary to National Planning Policy Framework and the last local plan. GB4 fulfils all the purposes of the Green Belt as per national guidance. Lack of local infrastructure, particularly in relation to education, health and public transport services. Impacts on local highway capacity and highway safety. Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 356.
476	S.K. McQueen	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p>	See response to comment ID REF 356.

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				<ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	
477	Jan Hartley	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 356.
478	Barbara Vollands	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. 	See response to comment ID REF 356.

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				<ul style="list-style-type: none"> • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	
479	Anne-Marie Finnigan	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 356.
480	Rachel & David Richardson	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. 	See response to comment ID REF 356.

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				Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.	
481	Mr & Mrs Gramer	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> Local residents have already rejected proposals for development in the Green Belt. Contrary to National Planning Policy Framework and the last local plan. GB4 fulfils all the purposes of the Green Belt as per national guidance. Lack of local infrastructure, particularly in relation to education, health and public transport services. Impacts on local highway capacity and highway safety. Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 356.
482	J. N. Goodall	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> Local residents have already rejected proposals for development in the Green Belt. Contrary to National Planning Policy Framework and the last local plan. GB4 fulfils all the purposes of the Green Belt as per national guidance. Lack of local infrastructure, particularly in relation to education, health and public transport services. Impacts on local highway capacity and highway safety. Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 356.
483	N. Goodall	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p>	See response to comment ID REF 356.

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				<ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	
484	Dr. K. Sidhu	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 356.
485	Tarnia Johnson	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. 	See response to comment ID REF 356.

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				<ul style="list-style-type: none"> • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	
486	R. Hadwin	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 356.
487	Doreen Reed	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. 	See response to comment ID REF 356.

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				Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.	
488	Amanda Malin	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> Local residents have already rejected proposals for development in the Green Belt. Contrary to National Planning Policy Framework and the last local plan. GB4 fulfils all the purposes of the Green Belt as per national guidance. Lack of local infrastructure, particularly in relation to education, health and public transport services. Impacts on local highway capacity and highway safety. Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 356.
489	Alan Marwood	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> Local residents have already rejected proposals for development in the Green Belt. Contrary to National Planning Policy Framework and the last local plan. GB4 fulfils all the purposes of the Green Belt as per national guidance. Lack of local infrastructure, particularly in relation to education, health and public transport services. Impacts on local highway capacity and highway safety. Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 356.
490	Mr & Mrs Kelbrick	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p>	See response to comment ID REF 356.

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				<ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	
491	Christine Leadbetter	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 356.
492	Eric Hornet	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. 	See response to comment ID REF 356.

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				<ul style="list-style-type: none"> • Lack of local infrastructure, particularly in relation to education, health, public transport services and local shops. • Impacts on local highway capacity and highway safety. • Proposal will merge the settlements of Bolton-le-Sands and Slyne together. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6. Further consideration should also be given to the regeneration of empty properties in Morecambe.</p>	
493	S. Bell	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 356.
494	Mr & Mrs Burbidge	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. 	See response to comment ID REF 356.

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				<ul style="list-style-type: none"> • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	
495	P. Newall	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 356.
496	Robert Brown	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 356.

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497	Louise Mapp	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> Local residents have already rejected proposals for development in the Green Belt. Contrary to National Planning Policy Framework and the last local plan. GB4 fulfils all the purposes of the Green Belt as per national guidance. Lack of local infrastructure, particularly in relation to education, health and public transport services. Impacts on local highway capacity and highway safety. Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 356.
498	Ailsa Robinson	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> Local residents have already rejected proposals for development in the Green Belt. Contrary to National Planning Policy Framework and the last local plan. GB4 fulfils all the purposes of the Green Belt as per national guidance. Lack of local infrastructure, particularly in relation to education, health and public transport services. Impacts on local highway capacity and highway safety. Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 356.
499	L. Anderson	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> Local residents have already rejected proposals for development in the Green Belt. 	See response to comment ID REF 356.

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				<ul style="list-style-type: none"> • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	
500	Mr & Mrs Short	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 356.

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ID REF	NAME	ORGANISATION (IF APPLICABLE)	SITE REF.	SUMMARY OF COMMENT RECEIVED	OFFICER RESPONSE
501	Eric & Dorothy Mills	N/A	GB4	<p>Objection to the development of Site GB4 due to the impacts on the local highway network and lack of local infrastructure such as schools and health care. There is a lack of local employment. Any further growth should look at small-scale infill sites and brownfield land within Lancaster and Morecambe.</p>	<p>Objection noted. This consultation represents the first stage of investigation of site suitability, availability and deliverability. In preparing the local development plan, in particular the Land Allocations DPD the City Council will be discussing with all infrastructure providers to understand existing capacity, constraints and opportunities for improvement and expansion. These discussions will be critical to informing the allocations process.</p> <p>There is no evidence provided that the local area lacks employment opportunities, particularly given the close proximity of the site to Lancaster, Morecambe and the forthcoming Link Road.</p>
502	Ian & Sheila Grundy	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6 and other brownfield sites within urban areas.</p>	<p>The preparation of the local development plan is not a vote and will be prepared based on planning matters which will define whether a site is suitable or appropriate for development or not. These planning matters will be thoroughly investigation as the plan is prepared.</p> <p>National planning guidance is very clear on the role of Green Belts and when they can be reviewed. The City Council's approach to reviewing the Green Belt as part of preparing a new local development plan for the district is completely within accordance with national planning policy (paragraph 83 of the National Planning Policy Framework). It will be for the Green Belt Review to assess the sites role and function within the North Lancashire Green Belt.</p> <p>This consultation represents the first stage of investigation of site suitability, availability and deliverability. In preparing the local development plan, in particular the Land Allocations DPD the City Council will be discussing with all infrastructure providers to</p>

					<p>understand existing capacity, constraints and opportunities for improvement and expansion. This includes Lancashire County Council, United Utilities, the Clinical Commissioning Group and other providers. These discussions will be critical to informing the allocations process.</p> <p>Comments on South Lancaster Noted.</p>
503	Mr & Mrs Stockdale	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Contrary to national planning policy. • Lack of local infrastructure, in particular education provision. • Impact on local highway network capacity and highway safety. • Local residents have already rejected proposals for development in the Green Belt. 	See response to comment ID REF 502.
504	Mrs A. Whincap	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Contrary to the National Planning Policy Framework. • Lack of local infrastructure, in particular education and health facilities. <p>Meeting development needs should be focused on the re-use of empty properties within the district.</p>	<p>See response to comment ID REF 502.</p> <p>The City Council do actively seek out the re-use of empty properties which have long term vacancy issues.</p>
505	M. Dixon	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • The proposal would result in two separate settlements of Slyne and Bolton-le-Sands merging. • Lack of infrastructure, in particular education facilities. • Lack of employment opportunities. • Impacts on the local highway network and highway capacity. 	<p>See response to comment ID REF 502.</p> <p>It should be recognised that brownfield sites are a finite resource and all available brownfield sites have already been included in the known supply. This response does not include any suggestions of brownfield sites which are not known to the City Council.</p>

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				Should further housing be required this should be directed towards brownfield sites in the urban areas of Lancaster and Morecambe.	
506	Howard Rae	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Impacts on the local highway network in terms of highway capacity and highway safety. • Site used as a location for a burial ground following foot and mouth outbreak (newspaper extract provided). <p>Development needs would be better directed towards brownfield locations in Lancaster, in particular Luneside and Lancaster Moor Hospital.</p>	<p>Objection noted. This consultation represents the first stage of investigation of site suitability, availability and deliverability. In preparing the local development plan, in particular the Land Allocations DPD the City Council will be discussing with all infrastructure providers to understand existing capacity, constraints and opportunities for improvement and expansion. These discussions will be critical to informing the allocations process.</p> <p>The use of the site as a foot and mouth burial site will be investigated with DEFRA and the Environment Agency to understand its implications on land use in this area.</p>
507	Philip & Alison Jackson	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 502.
508	Wendy Foster	N/A	GB4	Objection to development of Site GB4 on the following grounds:	See response to comment ID REF 502.

				<ul style="list-style-type: none"> • Loss of house values in the local area. • Impact on local landscape and wildlife. • Lack of local infrastructure, in particular education provision, public transport and health care. • Impacts on highway safety. • Site used as a location for a burial ground following foot and mouth outbreak. 	The use of the site as a foot and mouth burial site will be investigated with DEFRA and the Environment Agency to understand its implications on land use in this area.
509	Christopher Timms	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Proposal will connect separate settlements of Slyne and Bolton-le-Sands. • Impacts on the local road network. • Lack of local infrastructure. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 502.
510	Mrs E. A. Beet & Miss N.E. Beet	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Lack of local infrastructure. • Impact on the local road network. <p>Development needs would be better directed towards brownfield locations in Morecambe West End.</p>	<p>See response to comment ID REF 502.</p> <p>The City Council do actively seek out the regeneration and reuse of housing in Morecambe West End, a good example of which is the regeneration of properties at Chatsworth Gardens.</p>
511	Trevor & Jackie Garnett	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Lack of local services and education facilities. • Impacts on local highway network in terms of highway capacity and highway safety. • Contrary to local planning policy. • Impact on the local environment and landscape. 	See response to comment ID REF 502.
512	Clare Dixon	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p>	See response to comment ID REF 502.

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				<ul style="list-style-type: none"> Local residents have already rejected proposals for development in the Green Belt. Contrary to National Planning Policy Framework and the last local plan. GB4 fulfils all the purposes of the Green Belt as per national guidance. Lack of local infrastructure, particularly in relation to education, health and public transport services. Impacts on local highway capacity and highway safety. Proposals would merge together Bolton-le-Sands and Slyne. Loss of rural character. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	
513	Dr. J. Shakespeare	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> Local residents have already rejected proposals for development in the Green Belt. Contrary to national government planning policy. Lack of Infrastructure in relation to education, health and employment opportunities. Lack of local services and public transport. Impacts on the local highway capacity. Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 502.
514	Peter Lord	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> The proposal will merge the settlements of Slyne and Bolton-le-Sands together. 	Objection noted. Impacts on the environment, landscape and local character will inform the Land Allocations process and inform the suitability of the site for development either in part or as a whole. In relation to sites in the Green Belt a critical element of this

				<ul style="list-style-type: none"> Impacts on local landscape, wildlife and character of the locality. <p>Development needs should be targeted in villages only if they can remain villages. There are more suitable areas in the district for development including Lancaster, Morecambe and Middleton.</p>	consideration will be the results of the forthcoming Green Belt Review.
515	Diane Williams	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> Contrary to National Planning Policy. Proposal will result in Slyne and Bolton-le-Sands merging together. Lack of local infrastructure, particularly in relation to education and health provision. Impacts on the local landscape and character. <p>Development needs should be targeted towards brownfield sites in Lancaster.</p>	<p>See response to comment ID REF 502.</p> <p>It should be recognised that brownfield sites are a finite resource and all available brownfield sites have already been included in the known supply. This response does not include any suggestions of brownfield sites which are not known to the City Council.</p>
516	Elisabeth Shakespeare	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> Local residents have already rejected proposals for development in the Green Belt. Contrary to national planning policy. Lack of Infrastructure in relation to education, health and employment opportunities. Lack of local services and public transport. Impacts on the local highway capacity. Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 502.
517	Mr & Mrs Keegan	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> Local residents have already rejected proposals for 	See response to comment ID REF 502.

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				<p>development in the Green Belt.</p> <ul style="list-style-type: none"> • Contrary to national and local planning policy. • Lack of Infrastructure in relation to education, health and employment opportunities. Lack of local services and public transport. • Impacts on the local highway capacity and highway safety • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	
518	Mr & Mrs Burnett	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Proposal will exacerbate existing highway capacity issues and highway safety. • Lack of local infrastructure, in particular education facilities and local services. • Impacts on local wildlife and local character. 	See response to comment ID REF 502.
519	Eve Hall	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • The proposal will create urban sprawl between Slyne and Bolton-le-Sands. • Lack of local services, in particular education facilities. • Lack of local employment. • Would increase levels of traffic on local roads 	See response to comment ID REF 502.
520	J. M. Wilde	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Loss of rural character and the merging of Slyne and Bolton-le-Sands together. • Lack of local infrastructure, in particular education facilities and health facilities. • Lack of local employment. 	See response to comment ID REF 502.

				<ul style="list-style-type: none"> • Impacts on the local highway and increased congestion. 	
521	Claire Atkinson	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Contrary to national planning guidance. • Proposal would merge Slyne and Bolton-le-Sands together. • Impact on the local landscape and rural character. • Impact on local highway network and highway capacity. • Lack of local infrastructure, in particular education and health facilities. 	See response to comment ID REF 502.
522	Julie Farrer	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Contrary to national and local planning policy contained within the NPPF and Local Plan. • Site is a location of a Foot and Mouth burial site. • Lack of local infrastructure, in particular education and health facilities, local services and public transport. • Impact on local character and environment. • Impacts on local highways network, in particular highways safety and highway capacity. • Proposed development would create ribbon development. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 502.
523	Cindy Kneale	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Impact on local landscape, character and environment. • Lack of capacity in the local highway network, lack 	See response to comment ID REF 502.

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				<p>of public transport.</p> <ul style="list-style-type: none"> • Lack of local infrastructure, in particular education and health facilities. <p>Development needs should be met in other locations around Lancaster and Morecambe.</p>	
524	Kate Usher	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Impact on highway capacity and highway safety. • Lack of local infrastructure to meet further needs. 	See response to comment ID REF 502.
525	N.E. Glendinning	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Site is the location of a foot and mouth burial site. • Local sewer system does not have sufficient capacity. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 502.
526	K. Fisher	N/A	GB4	<p>Objection to the development of site GB4 as it would merge two settlements together and would have significant impacts on local wildlife and amenity. There is also a lack of local infrastructure (particularly in relation to schools and health) and lack of local highways capacity.</p>	Objection noted. This consultation represents the first stage of investigation of site suitability, availability and deliverability. In preparing the local development plan, in particular the Land Allocations DPD the City Council will be discussing with all infrastructure providers to understand existing capacity, constraints and opportunities for improvement and expansion. These discussions will be critical to informing the allocations

					<p>process.</p> <p>Impacts on the environment, landscape and local character will inform the Land Allocations process and inform the suitability of the site for development either in part or as a whole. In relation to sites in the Green Belt a critical element of this consideration will be the results of the forthcoming Green Belt Review.</p>
527	F.H. Whitson Smith	N/A	GB4	<p>Objection to development of site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Contrary to national guidance. • Impact on the local character and environment. • Impact on the local highway network, in particular highway capacity. • Lack of local infrastructure, particularly in relation education and health. <p>Development for housing should be located around larger cities.</p>	See response to comment ID REF 502.
528	Councillors Malcolm Thomas Sylvia Rogerson John Wilde (Joint Response)	Lancaster City Council	GB4	<p>Objection to any development on land marked GB4 for the following grounds:</p> <ul style="list-style-type: none"> • Would result in the merging of two distinct settlements, Slyne and Bolton-le-Sands which would result in a loss of character and damage to the community. • Lack of local infrastructure, with a lack of employment and other key services such as education and health provision. • There is wide scale opposition to development in this area. 	<p>Objection noted. The public consultation on the preparation of the local development plan is not a vote and will be prepared based on planning matters which will define whether a site is suitable or appropriate for development or not. These planning matters will be thoroughly investigation as the plan is prepared.</p> <p>National planning guidance is very clear on the role of Green Belts and when they can be reviewed. The City Council's approach to reviewing the Green Belt as part of preparing a new local development plan for the district is completely within accordance with national planning policy (paragraph 83 of the National Planning Policy Framework). It will be for the Green Belt Review to assess the sites role and function within the North Lancashire Green Belt.</p> <p>This consultation represents the first stage of investigation of site suitability, availability and</p>

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					deliverability. In preparing the local development plan, in particular the Land Allocations DPD the City Council will be discussing with all infrastructure providers to understand existing capacity, constraints and opportunities for improvement and expansion. These discussions will be critical to informing the allocations process.
529	Stephen Bethell	N/A	GB4	Objection to the development of site GB4 as it would significantly impact on people’s quality of life and the rural character of the area. Development needs should be met in alternative locations especially in urban areas of the district.	Objection noted. Impacts on the environment, landscape and local character will inform the Land Allocations process and inform the suitability of the site for development either in part or as a whole. In relation to sites in the Green Belt a critical element of this consideration will be the results of the forthcoming Green Belt Review.
530	John Parker	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Site is the location of a foot and mouth burial site. • Local sewer system does not have sufficient capacity. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 502.

531	Brian James	N/A	GB4	Objection to the development of Site GB4 due to the increased levels of road traffic and the lack of capacity in local schools.	Objection noted. This consultation represents the first stage of investigation of site suitability, availability and deliverability. In preparing the local development plan, in particular the Land Allocations DPD the City Council will be discussing with all infrastructure providers to understand existing capacity, constraints and opportunities for improvement and expansion. These discussions will be critical to informing the allocations process.
532	Jill Hughes	N/A	GB4	Objection to the development of Site GB4 as there are plenty of properties for sale in the local area and any further development growth should be directed towards brownfield sites, particularly sites in Lancaster such as land at Bulk Road and the former Frontierland site in Morecambe.	<p>It is important not to confuse housing demand and housing supply. The Turley Report identifies housing demand only, it will be for the City Council to investigate how that demand will be met by looking at supply, via current allocations, valid planning permissions and new allocations of land.</p> <p>It should be noted that whilst properties may be for sale in the local area there is no evidence provided by the responder that these meet local needs in terms of affordability, size or tenure.</p> <p>It should be recognised that brownfield sites are a finite resource and all available brownfield sites have already been included in the known supply. This response does not include any suggestions of brownfield sites which are not known to the City Council.</p>
533	Andy Fear	N/A	GB4	Objection to the development of Site GB4 as it is contrary to national planning policy contained within the NPPF (paragraph 79) and local planning policy.	Objection noted. National planning guidance is very clear on the role of Green Belts and when they can be reviewed. The City Council's approach to reviewing the Green Belt as part of preparing a new local development plan for the district is completely within accordance with national planning policy (paragraph 83 of the National Planning Policy Framework). It will be for the Green Belt Review to assess the sites role and function within the North Lancashire Green Belt.
534	Janet Rogerson	N/A	GB4	Objection to the development of Green Belt land, particularly GB4 with the objectiveness of the Green Belt Review questioned due to the district's overall housing needs.	Objection noted. The Turley Report follows a national methodology for calculating housing and employment need which is set out in national planning policy. The Report has been reviewed by local authority planning officers and independently by the Planning Advisory

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					Service. Whilst it is acknowledged that the Report recommends a challenging figure there is no evidence provided to suggest that this is not an accurate reflection of housing need within the district. National Planning guidance is very clear that local authorities should seek to meet in full their objectively assessed needs (paragraph 49 of the National Planning Policy Framework). It will be for the preparation of the Local Development Plan, in particular the Land Allocations DPD, to understand how this can be achieved to ensure a sound plan is produced.
535	Diana Bell	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Contrary to nation planning policy on Green Belts. • Lack of local infrastructure, particularly education and health provision and local services. • Unacceptable increase in local traffic and highway safety. <p>There are other non-Green Belt areas in Lancaster which would be more suitable for development.</p>	See response to comment ID REF 502.
536	Steve Ripley	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Impact on the local road network in relation to highway capacity and highway safety. • Impact on the rural character and communities of both Slyne and Bolton-le-Sands which will be merged by these proposals. <p>This is not the correct approach to address the housing needs of the district and alternative approach which have less impact and are more sustainable should be considered.</p>	See response to comment ID REF 502.
537	Sam Ripley	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Impact on the rural character and communities of both Slyne and Bolton-le-Sands which will be 	See response to comment ID REF 502.

				<p>merged by these proposals.</p> <ul style="list-style-type: none"> • Lack of local infrastructure, in particular local education provision. • Impact on the local road network, in particular highway safety. 	
538	Gillian Mason	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Impact on the local road network, in particular highway capacity and highway safety. • Lack of local infrastructure, in particular education provision. • Impact on local rural character. 	See response to comment ID REF 502.
539	Elizabeth Lawrie	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Site is the location of a foot and mouth burial site. • Local sewer system does not have sufficient capacity. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 502.
540	Lyndsey Bowker	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Impact on the rural character and community as the proposal would merge Bolton-le-Sands and Slyne together. 	See response to comment ID REF 502.

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				<ul style="list-style-type: none"> Local residents have already rejected proposals for development in the Green Belt. Contrary to National Planning Policy Framework and the last local plan. GB4 fulfils all the purposes of the Green Belt as per national guidance. Lack of local infrastructure, particularly in relation to education, health and public transport services. Impacts on local highway capacity and highway safety. Site is the location of a foot and mouth burial site. Local sewer system does not have sufficient capacity. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	
541	Arthur Newton	N/A	GB4	<p>At a time when the country faces significant changes to our way of life development in the Green Belt should be resisted. This proposal would detrimentally affect the character of Slyne and Bolton-le-Sands and degrade resident’s quality of life. Existing brownfield sites should be better utilised to meet development needs.</p>	<p>Objection noted. The Turley Report follows a national methodology for calculating housing and employment need which is set out in national planning policy. The Report has been reviewed by local authority planning officers and independently by the Planning Advisory Service. Whilst it is acknowledged that the Report recommends a challenging figure there is no evidence provided to suggest that this is not an accurate reflection of housing need within the district.</p> <p>As a result all options to meet such a need should be investigated, including the Green Belt, however uncomfortable such options may be.</p> <p>National planning guidance is very clear on the role of Green Belts and when they can be reviewed. The City Council’s approach to reviewing the Green Belt as part of preparing a new local development plan for the district is completely within accordance with national planning policy (paragraph 83 of the National Planning Policy Framework). It will be for the Green Belt Review to assess the sites role and function within the North</p>

					Lancashire Green Belt.
542	Kathryn Ripley	N/A	GB4	<p>Objection to development of Site GB4 as it would have a significant impact on the local rural character of the area and would exacerbate existing issues relating to highway capacity and highway safety.</p>	<p>Objection noted. This consultation represents the first stage of investigation of site suitability, availability and deliverability. In preparing the local development plan, in particular the Land Allocations DPD the City Council will be discussing with all infrastructure providers to understand existing capacity, constraints and opportunities for improvement and expansion. These discussions will be critical to informing the allocations process.</p> <p>Impacts on the environment, landscape and local character will inform the Land Allocations process and inform the suitability of the site for development either in part or as a whole. In relation to sites in the Green Belt a critical element of this consideration will be the results of the forthcoming Green Belt Review.</p>
543	Dr. Kathryn Harrison	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Impact on the rural character and community as the proposal would merge Bolton-le-Sands and Slyne together. • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Site is the location of a foot and mouth burial site. • Local sewer system does not have sufficient capacity. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the</p>	<p>See response to comment ID REF 502.</p> <p>The use of the site as a foot and mouth burial site will be investigated with DEFRA and the Environment Agency to understand its implications on land use in this area.</p>

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				M6.	
544	M. Foster	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Impacts on local drainage and flood risk. • Lack of local infrastructure, including public transport services and education provision. • Lack of employment facilities. • High land value costs associated with developing on Green Belt land. • Impact on rural character and local community. 	See response to comment ID REF 502.
545	Paula Lever	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Impact on the rural character of the local community. • Lack of infrastructure, particularly in terms of education provision. • Increased levels of traffic and impacts on highway capacity. 	See response to comment ID REF 502.
546	Dr. Trevor Fear	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Contrary to the National Planning Policy Framework and the last Local Plan. • Impacts on local drainage and flood risk. • Site is the location of a foot and mouth burial site. • Impacts on local wildlife, hedgerows and trees. • Impacts on the local road network in terms of highway capacity. <p>Development needs should be met in line with the requirements of the NPPF.</p>	See response to comment ID REF 502.
547	Stephen Landles	N/A	GB4	<p>Objection to any changes to the boundaries of the Green Belt, particularly in the location of Slyne-with-Hest. The first decision should be how we want to live in the area but deciding how many jobs and people this area can comfortably afford.</p>	Comment noted.
548	Martin Brownjohn	N/A	GB4	<p>Objection to development of Green Belt in Slyne-with-Hest as it is contrary to the National Planning Policy</p>	Objection noted. National planning guidance is very clear on the role of Green Belts and when they can be

				<p>Framework and would effectively merge Bolton-le-Sands and Slyne together.</p>	<p>reviewed. The City Council's approach to reviewing the Green Belt as part of preparing a new local development plan for the district is completely within accordance with national planning policy (paragraph 83 of the National Planning Policy Framework). It will be for the Green Belt Review to assess the sites role and function within the North Lancashire Green Belt.</p> <p>Impacts on the environment, landscape and local character will inform the Land Allocations process and inform the suitability of the site for development either in part or as a whole. In relation to sites in the Green Belt a critical element of this consideration will be the results of the forthcoming Green Belt Review.</p>
549	Barbara Fear	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Site is the location of a foot and mouth burial site. • Local sewer system does not have sufficient capacity. • Impact on local environment and wildlife. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	<p>See response to comment ID REF 502.</p>

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550	P. Blackburn	N/A	GB4	<p>Objection to development of Site GB4 as it is contrary to the National Planning Policy Framework. Development needs should be directed towards brownfield and sites South of Lancaster.</p>	<p>Objection noted. National planning guidance is very clear on the role of Green Belts and when they can be reviewed. The City Council's approach to reviewing the Green Belt as part of preparing a new local development plan for the district is completely within accordance with national planning policy (paragraph 83 of the National Planning Policy Framework). It will be for the Green Belt Review to assess the sites role and function within the North Lancashire Green Belt.</p> <p>Comment on South Lancaster noted.</p>
551	Colin Bowker	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Lack of local infrastructure. • Impacts on local character and rural community. • Impacts on the local highway network. • Site is the location for a foot and mouth burial site. <p>The Council would seek to regenerate areas of Lancaster and Morecambe as a priority rather than green field sites.</p>	<p>See response to comment ID REF 502.</p>
552	Margaret Calder	N/A	GB4	<p>Objection to development of Site GB4 as it will damage the rural character of the local area. There is also insufficient public transport and further cars in the area will exacerbate existing problems with highway capacity.</p>	<p>Objection noted. Impacts on the environment, landscape and local character will inform the Land Allocations process and inform the suitability of the site for development either in part or as a whole. In relation to sites in the Green Belt a critical element of this consideration will be the results of the forthcoming Green Belt Review.</p>
553	Mr & Mrs Winder	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation 	<p>See response to comment ID REF 502.</p> <p>The use of the site as a foot and mouth burial site will be investigated with DEFRA and the Environment Agency to understand its implications on land use in this area.</p> <p>It should be recognised that brownfield sites are a finite resource and all available brownfield sites have already been included in the known supply. This includes the</p>

				<p>to education, health and public transport services.</p> <ul style="list-style-type: none"> • Impacts on local highway capacity and highway safety. • Site is the location of a foot and mouth burial site. • Local sewer system does not have sufficient capacity. • Impact on local environment and wildlife. • Lack of local employment in the area. <p>Lancaster University should expand its science park and accommodation to create jobs and new development should be focused in this area.</p> <p>Brownfield sites at Lancaster Canal Corridor and Bulk Road should be developed as a priority. Development at New Quay Road should also be promoted.</p> <p>Further regeneration should be championed at Morecambe, particularly the West End, with it being promoted as a retirement destination.</p>	<p>sites suggested in this response.</p> <p>The City Council do actively seek out the regeneration and reuse of housing in Morecambe West End, a good example of which is the regeneration of properties at Chatsworth Gardens.</p>
554	Senga Denham	N/A	GB4	<p>Objection to development of Site GB4 as it would destroy the local character and rural community, merging Bolton-le-Sands and Slyne together. I believe that the Green Belt still fulfils the function it was originally established.</p>	<p>Objection noted. There is no evidence that after 25 years of designation that the North Lancashire Green Belt remains fit for purpose. The best way to establish whether it remains fit for purpose is through an up to date review of the designation.</p>
555	Dr. Stephen Bryan	N/A	GB4	<p>Objection to the development of Site GB4 on the basis of significant flooding and drainage issues which exist on the site. The submission is accompanied by a series of photographs which highlight the flooding issues in the locality.</p>	<p>Objection and further information noted.</p>
556	Mr & Mrs Bateman	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation 	<p>See response to comment ID REF 502.</p>

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				<p>to education, health and public transport services.</p> <ul style="list-style-type: none"> Impacts on local highway capacity and highway safety. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	
557	Nicola Warburton	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> Impact on local character as Bolton-le-Sands and Slyne will merge together. Lack of local infrastructure, in particular education and health provision. Impact on highway capacity and highway safety. Impact on local residential amenity and drainage issues. Site is the location of a foot and mouth burial site. 	<p>See response to comment ID REF 502.</p> <p>The use of the site as a foot and mouth burial site will be investigated with DEFRA and the Environment Agency to understand its implications on land use in this area.</p>
558	David Kemp	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> Impact on local character and rural communities. Impact on the local highway network, in particular highway capacity and highway safety. <p>Development needs should be met through the use of brownfield sites and the re-use of empty properties.</p>	<p>See response to comment ID REF 502.</p> <p>It should be recognised that brownfield sites are a finite resource and all available brownfield sites have already been included in the known supply. This response does not include any suggestions of brownfield sites which are not known to the City Council. The City Council do actively seek out the re-use of empty properties which have long term vacancy issues.</p>
559	Heather Wakelin	N/A	GB4	<p>Objection to development of Site GB4 as it would impact on local landscape and residential amenity. It would also exacerbate existing problems in the local road network. Development of GB4 would merge the communities of Slyne and Bolton-le-Sands together. Development of the Green Belt is also contrary to the National Planning Policy Framework.</p> <p>Development needs should be met on brownfield sites.</p>	<p>See response to comment ID REF 502.</p>
560	Pip Stevenson	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p>	<p>See response to comment ID REF 502.</p>

				<ul style="list-style-type: none"> • Impacts on the local road network in terms of highway capacity and highway safety. • Lack of local infrastructure, in particularly public transport services and recreational open space. • Impacts from local drainage and flooding issues. • The type of housing which will be developed is not needed in the local area. <p>Housing need should be met through the re-use of empty properties in Lancaster and Morecambe.</p>	The City Council do actively seek out the re-use of empty properties which have long term vacancy issues.
561	J. Holmes	N/A	GB4	<p>Objection to the development of Site GB3 due to the lack of infrastructure in the local area.</p>	<p>Objection noted. This consultation represents the first stage of investigation of site suitability, availability and deliverability. In preparing the local development plan, in particular the Land Allocations DPD the City Council will be discussing with all infrastructure providers to understand existing capacity, constraints and opportunities for improvement and expansion. These discussions will be critical to informing the allocations process.</p>
562	Pauline Pollard	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Over intensive development and impacts on the local character. • Contrary to the National Planning Policy Framework. • Lack of Infrastructure, in particular education and health provision. <p>Housing need should be met through urban expansion in South Lancaster.</p>	<p>Objection noted. National planning guidance is very clear on the role of Green Belts and when they can be reviewed. The City Council's approach to reviewing the Green Belt as part of preparing a new local development plan for the district is completely within accordance with national planning policy (paragraph 83 of the National Planning Policy Framework). It will be for the Green Belt Review to assess the sites role and function within the North Lancashire Green Belt.</p> <p>This consultation represents the first stage of investigation of site suitability, availability and deliverability. In preparing the local development plan, in particular the Land Allocations DPD the City Council will be discussing with all infrastructure providers to understand existing capacity, constraints and opportunities for improvement and expansion. These discussions will be critical to informing the allocations process.</p>

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					Impacts on the environment, landscape and local character will inform the Land Allocations process and inform the suitability of the site for development either in part or as a whole. In relation to sites in the Green Belt a critical element of this consideration will be the results of the forthcoming Green Belt Review.
563	Brian Jones	Ramblers Association	GB4	This area provides a valuable break between villages, especially as seen from the A6. Development should be kept away from the A6.	Comment noted.
564	David Walmsley	N/A	GB4	These would be good areas to concentrate housing and where appropriate, business uses provided that improvements are made to local infrastructure.	Comment noted.
565	Jane Meaden	N/A	GB4	In general the Green Belt should be protected, of the sites identified GB4 provides the least obvious expansion into the Green Belt.	Comment noted.
566	Jeremy Pickup	Environment Agency	GB4	There are surface / ground water issues with Lancashire County Council leading on this issue with a potential solution tying into the new M6 Link Road. The site contains water features that should be conserved with a sufficient buffer with pollution prevention as part of an ecological framework.	Comment noted.
567	Graham Hall	N/A	GB4	Objection to development of Site GB4 on the following grounds: <ul style="list-style-type: none"> Local residents have already rejected proposals for development in the Green Belt. Contrary to National Planning Policy Framework and the last local plan. GB4 fulfils all the purposes of the Green Belt as per national guidance. Lack of local infrastructure, particularly in relation to education, health and public transport services. Impacts on local highway capacity and highway safety. Development needs should be met in more viable	See response to comment ID REF 502.

				locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.	
568	Moira Hallam	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Contrary to national planning policy. • Local residents have already rejected proposals for development in the Green Belt. • Lack of local infrastructure. • Impact on local landscape and character. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt.</p>	See response to comment ID REF 502.
569	Max Davidson	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Proposal would result in the merging of Bolton-le-Sands and Slyne. • Impacts on local character and environment. • Lack of local infrastructure, in particular education, health and local road network. 	See response to comment ID REF 502.
570	Iris Cresswell	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Contrary to national planning policy. • Local residents have already rejected proposals for development in the Green Belt. • Lack of local infrastructure. • Impact on local landscape. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt.</p>	See response to comment ID REF 502.

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571	K. Fisk	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Contrary to National Planning Policy. • Impact on local road network, in particular highway capacity and highway safety. • Lack of Infrastructure, in particular education and health provision. • Proposal will lead to the settlements of Bolton-le-Sands and Slyne merging together. 	See response to comment ID REF 502.
572	E.N. Speight	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Contrary to National Planning Policy. • Impact on local road network, in particular highway capacity and highway safety. • Lack of Infrastructure, in particular education and health provision. • Proposal will lead to the settlements of Bolton-le-Sands and Slyne merging together. • Impact on local character and environment. • Impact on local wildlife. 	See response to comment ID REF 502.
573	Robert Irving	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Impact on local highway network, in particular highway capacity and highway safety. • Lack of local infrastructure. 	See response to comment ID REF 502.
574	Mr & Mrs Westmoreland	N/A	GB4	<p>Objection to the development of Site GB4. It is understood that the land is contaminated.</p>	Objection noted. The use of the site as a foot and mouth burial site will be investigated with DEFRA and the Environment Agency to understand its implications on land use in this area.
575	N.C. Bowker	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Green Belt should remain Green Belt. • Proposal will lead to the settlements of Bolton-le-Sands and Slyne merging together. • Lack of local infrastructure, particularly education 	See response to comment ID REF 502.

				<p>and health facilities and local services.</p> <ul style="list-style-type: none"> • Impacts from drainage and flood risk. 	
576	A.Moncaster	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Contrary to national planning policy. • Impact on the local highway network • Lack of infrastructure, in particular education and public transport. 	See response to comment ID REF 502.
577	Elizabeth Williams	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Impact on local character and the environment. • Site is the location of a foot and mouth burial site. • Impacts from drainage and flood risk. • Lack of infrastructure, in particular education and health provision. 	See response to comment ID REF 502.
578	Peter Checkland	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Lack of infrastructure, in particular education provision. • Proposal would lead to the settlements of Bolton-le-Sands and Slyne merging together. • Contrary to national planning policy. 	See response to comment ID REF 502.
579	N. Lee	N/A	GB4	<p>Objection to development of Site GB4 as the proposal would lead to the settlements of Bolton-le-Sands and Slyne merging together. Better use should be made of empty buildings in Lancaster City Centre rather than re-use for student accommodation.</p>	<p>Objection noted. Impacts on the environment, landscape and local character will inform the Land Allocations process and inform the suitability of the site for development either in part or as a whole. In relation to sites in the Green Belt a critical element of this consideration will be the results of the forthcoming Green Belt Review.</p> <p>Student accommodation serves a housing need for a specific section of the community. The City Council do actively seek out the re-use of empty properties which</p>

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					have long term vacancy issues.
580	Mr & Mrs Smith	N/A	GB4	<p>Objection to development of Site GB4 as the proposal would lead to the settlements of Bolton-le-Sands and Slyne merging together. There is a lack of local infrastructure in the area, in particular health and education provision.</p>	<p>Objection noted. Impacts on the environment, landscape and local character will inform the Land Allocations process and inform the suitability of the site for development either in part or as a whole. In relation to sites in the Green Belt a critical element of this consideration will be the results of the forthcoming Green Belt Review.</p> <p>This consultation represents the first stage of investigation of site suitability, availability and deliverability. In preparing the local development plan, in particular the Land Allocations DPD the City Council will be discussing with all infrastructure providers to understand existing capacity, constraints and opportunities for improvement and expansion. These discussions will be critical to informing the allocations process.</p>
581	Graeme Sugden	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Contrary to national and local planning policy. • Impact on local highway network, in particular highways capacity. • Lack of local infrastructure, in particular health and education facilities. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt.</p>	See response to comment ID REF 502.
582	Dr. T. Gartside	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Proposal would lead to the settlements of Bolton-le-Sands and Slyne merging together. • Impact on the local road network, in particular highway capacity and highway safety. • Lack of local infrastructure, in particular education and health facilities and local services such as shops. 	See response to comment ID REF 502.

				<ul style="list-style-type: none"> • Impact on the local environment and wildlife. 	
583	Robert Swain	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to the National Planning Policy Framework and local planning policy. • Site is the location of a foot and mouth burial site. • Lack of local infrastructure, in particular education & health provision, public transport and local shops. • Lack of local employment. • Impact on wildlife and local environment. 	See response to comment ID REF 502.
584	Pat Illingworth	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Contrary to National Planning Policy. • Site is the location of a foot and mouth burial site. 	<p>See response to comment ID REF 502.</p> <p>The use of the site as a foot and mouth burial site will be investigated with DEFRA and the Environment Agency to understand its implications on land use in this area.</p>
585	Peter Norman	N/A	GB4	<p>Objection to development Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Lack of Infrastructure, in particular education and health provision. • Impact on the local highway network, in particular highway capacity and highway safety. • Contrary to the National Planning Policy Framework. 	See response to comment ID REF 502.
586	David Clegg	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. 	See response to comment ID REF 502.

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				<ul style="list-style-type: none"> • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	
587	Paul Kondras	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6. Further consideration should be given to the re-use of empty properties.</p>	See response to comment ID REF 502.
588	Dave Angus	N/A	GB4	<p>Objection to development of Site GB4.</p>	Objection noted.

589	Malcolm Atkiss	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Contrary to the National Planning Policy Framework. • Lack of local infrastructure, in particular education and local shops. • Impact on the local road network, in particular highway capacity. <p>Housing needs should be met through the development of brownfields sites. The proposed growth set out is excessive and is not justified.</p>	See response to comment ID REF 502.
590	Richard Champness	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Site is the location of a foot and mouth burial site. <p>Consideration should be given to more suitable and appropriate locations for further development.</p>	Objection noted. The use of the site as a foot and mouth burial site will be investigated with DEFRA and the Environment Agency to understand its implications on land use in this area.
591	S. S. Burrow	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the</p>	See response to comment ID REF 502.

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				M6.	
592	Charlotte Horner	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> Local residents have already rejected proposals for development in the Green Belt. Contrary to National Planning Policy Framework and the last local plan. GB4 fulfils all the purposes of the Green Belt as per national guidance. Lack of local infrastructure, particularly in relation to education, health and public transport services. Impacts on local highway capacity and highway safety. Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 502.
593	Phillip Horner	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> Local residents have already rejected proposals for development in the Green Belt. Contrary to National Planning Policy Framework and the last local plan. GB4 fulfils all the purposes of the Green Belt as per national guidance. Lack of local infrastructure, particularly in relation to education, health and public transport services. Impacts on local highway capacity and highway safety. Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the</p>	See response to comment ID REF 502.

				M6.	
594	K.A. Peat	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> Local residents have already rejected proposals for development in the Green Belt. Contrary to National Planning Policy Framework and the last local plan. GB4 fulfils all the purposes of the Green Belt as per national guidance. Lack of local infrastructure, particularly in relation to education, health and public transport services. Impacts on local highway capacity and highway safety. Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 502.
595	Mr & Mrs Looker	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> Local residents have already rejected proposals for development in the Green Belt. Contrary to National Planning Policy Framework and the last local plan. GB4 fulfils all the purposes of the Green Belt as per national guidance. Lack of local infrastructure, particularly in relation to education, health and public transport services. Impacts on local highway capacity and highway safety. Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the</p>	See response to comment ID REF 502.

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				M6.	
596	E.M. Kenna	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> Local residents have already rejected proposals for development in the Green Belt. Contrary to National Planning Policy Framework and the last local plan. GB4 fulfils all the purposes of the Green Belt as per national guidance. Lack of local infrastructure, particularly in relation to education, health and public transport services. Impacts on local highway capacity and highway safety. Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 502.
597	Sylvia Cooper	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> Local residents have already rejected proposals for development in the Green Belt. Contrary to National Planning Policy Framework and the last local plan. GB4 fulfils all the purposes of the Green Belt as per national guidance. Lack of local infrastructure, particularly in relation to education, health and public transport services. Impacts on local highway capacity and highway safety. Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the</p>	See response to comment ID REF 502.

				M6.	
598	David Farrer	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Contrary to national and local planning policy contained within the NPPF and Local Plan. • Site is a location of a Foot and Mouth burial site. • Lack of local infrastructure, in particular education and health facilities, local services and public transport. • Impact on local character and environment. • Impacts on local highways network, in particular highways safety and highway capacity. • Proposed development would create ribbon development. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 502.
599	Mr & Mrs Woodland	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 502.

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600	Mr & Mrs Falcows	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 502.
601	Brenda Leeson	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 502.

602	Susan Young	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 502.
603	Mr & Mrs Atkins	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 502.

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604	N.F. Harvey & Mervyn Letters	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 502.
605	Jennifer Casson	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 502.

606	Mr & Mrs Addy	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 502.
607	J. Livingston	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 502.

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608	P.W. Livingstone	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 502.
610	S.J. Townson	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 502.

611	V. P. Townson	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 502.
612	Mr & Mrs Mason	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 502.

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613	A.B. Hickson	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 502.
614	Jean Woodward	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 502.

615	Paul Stephenson	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 502.
616	Amanda Stephenson	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 502.

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617	Mrs B. Armistead	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 502.
618	Julie Blease	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 502.

619	David Hartley	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 502.
620	Mr & Mrs Griffith	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 502.

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621	Mr & Mrs Ferguson	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 502.
622	M. Dickinson	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 502.

623	G.M. Beldon	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 502.
624	K. Barker	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 502.

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625	Mr & Mrs Oliver	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 502.
626	G. R. Gibson	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 502.

627	Mr & Mrs McDowell	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 502.
628	Mr & Mrs Hardaker	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 502.

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629	Diana Croll	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 502.
630	J.P. Pritchard	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 502.

631	E.A. Pritchard	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 502.
632	Carol Shaw	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 502.

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633	E. Kenna	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 502.
634	B. Marshall	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 502.

635	L.A. Young	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 502.
636	Heather Wells	N/A	GB4	<p>Objection to development of site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Impact on the local historic environment and heritage assets, in particular Slyne Hall. • Proposal would merge together Bolton-le-Sands and Slyne. • Contrary to national planning policy. • Impact on local landscape. • Impact on local road network, in particular highway capacity. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p> <p>Photographs of Slyne Hall provided as part of the submission.</p>	See response to comment ID REF 502.
637	David Morris MP	Member of	GB4	Strongly of the view that development on recognised	Objection noted.

		Parliament		<p>Green Belt should be avoided, in particular site GB4 is particularly inappropriate as it would merge the settlements of Bolton-le-Sands and Slyne. A significant number of representations have been sent to the MP setting out the following objections to development:</p> <ul style="list-style-type: none"> • Lack of local infrastructure, in particular education and health facilities. • Congested local road network. • Contrary to National Planning Policy which allows for the protection of Green Belt areas. • Contrary to the purpose of the North Lancashire Green Belt. <p>I would re-iterate my support for these objection and support for my constituents on this matter.</p>	<p>National planning guidance is very clear on the role of Green Belts and when they can be reviewed. The City Council’s approach to reviewing the Green Belt as part of preparing a new local development plan for the district is completely within accordance with national planning policy (paragraph 83 of the National Planning Policy Framework). It will be for the Green Belt Review to assess the sites role and function within the North Lancashire Green Belt.</p> <p>This consultation represents the first stage of investigation of site suitability, availability and deliverability. In preparing the local development plan, in particular the Land Allocations DPD the City Council will be discussing with all infrastructure providers to understand existing capacity, constraints and opportunities for improvement and expansion. These discussions will be critical to informing the allocations process.</p> <p>Impacts on the environment, landscape and local character will inform the Land Allocations process and inform the suitability of the site for development either in part or as a whole. In relation to sites in the Green Belt a critical element of this consideration will be the results of the forthcoming Green Belt Review.</p>
638	Elaine Mattision	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Proposals would merge together Bolton-le-Sands and Slyne • Lack of local infrastructure, in particular education and health facilities. • Impacts on the local road network <p>Whilst the Council needs to plan for new housing it should not be dictated by developers.</p>	<p>Objection noted.</p> <p>This consultation represents the first stage of investigation of site suitability, availability and deliverability. In preparing the local development plan, in particular the Land Allocations DPD the City Council will be discussing with all infrastructure providers to understand existing capacity, constraints and opportunities for improvement and expansion. These discussions will be critical to informing the allocations process.</p> <p>Impacts on the environment, landscape and local character will inform the Land Allocations process and</p>

					inform the suitability of the site for development either in part or as a whole. In relation to sites in the Green Belt a critical element of this consideration will be the results of the forthcoming Green Belt Review.
639	Rob Wharton	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Proposal would create ribbon development. • Lack of local infrastructure, in particular education provision. • Impacts on the local road network. • Impacts from drainage and surface water run-off. • Site is the location of a foot and mouth outbreak. <p>Development needs should be met through the reuse of brownfield sites although the need for further housing is questioned given the lack of take-up at the Broadway Hotel, Canal Corridor and Halton Mills sites.</p>	<p>See response to comment ID REF 74.</p> <p>The use of the site as a foot and mouth burial site will be investigated with DEFRA and the Environment Agency to understand its implications on land use in this area.</p> <p>The brownfield sites which have been suggested in this submission already form part of the SHLAA process and will be forwarded for suitable and appropriate development as part of local plan process. The respondent has failed to suggest any brownfield which are not already under considered for development by the City Council.</p>
640	Mark Bell	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Contrary to national planning policy. • Lack of local infrastructure, in particular education and health provision. • Increase in local traffic. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 502.
641	John Anderson	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to national planning policy. • Impacts on local character and landscape. <p>The Council's approach to Green Belt should be to seek enhancement rather than to seek reduce and</p>	See response to comment ID REF 502.

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				damage its integrity.	
642	Allan Denham	N/A	GB4	<p>Objection to development of site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Lack of local infrastructure, in particular education and health provision, local shopping and public transport services. • Impacts on local highway network. • Impact on local character and appearance of the area, <p>Consideration should be given to content of both the National Planning Policy Framework and National Planning Practice Guidance which suggests that development in the Green Belt in not appropriate and is unnecessary.</p> <p>Comments made on factual inaccuracies of the desk-based mini-brief for site GB4.</p>	<p>See response to comment ID REF 502.</p> <p>National planning guidance is very clear on the role of Green Belts and when they can be reviewed. The City Council’s approach to reviewing the Green Belt as part of preparing a new local development plan for the district is completely within accordance with national planning policy (paragraph 83 of the National Planning Policy Framework). It will be for the Green Belt Review to assess the sites role and function within the North Lancashire Green Belt.</p> <p>Comments on the mini briefs noted.</p>
643	Simon Brown	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	<p>See response to comment ID REF 502.</p>
644	Mr & Mrs Henry	N/A	GB4	<p>Objection to development of Site GB4 on the following</p>	<p>See response to comment ID REF 502.</p>

				<p>grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	
645	Jane Rees	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 502.
646	Mr & Mrs Crouch	N/A	GB4	<p>Objection to development of Site GB4 on the following</p>	See response to comment ID REF 502.

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				<p>grounds:</p> <ul style="list-style-type: none"> Local residents have already rejected proposals for development in the Green Belt. Contrary to National Planning Policy Framework and the last local plan. GB4 fulfils all the purposes of the Green Belt as per national guidance. Lack of local infrastructure, particularly in relation to education, health and public transport services. Impacts on local highway capacity and highway safety. Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	
647	Edward Risa	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> Local residents have already rejected proposals for development in the Green Belt. Contrary to National Planning Policy Framework and the last local plan. GB4 fulfils all the purposes of the Green Belt as per national guidance. Lack of local infrastructure, particularly in relation to education, health and public transport services. Impacts on local highway capacity and highway safety. Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 502.
648	A.D. Jones	N/A	GB4	<p>Objection to development of Site GB4 on the following</p>	See response to comment ID REF 502.

				<p>grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	
649	Jean Mayall	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. • No need for new housing with houses already on the market. • Impact on local tourism. <p>Development needs should be met in more viable locations such as South Lancaster which is not</p>	See response to comment ID REF 502.

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				constrained by Green Belt and has good access to the M6.	
650	David Evans	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> Local residents have already rejected proposals for development in the Green Belt. Contrary to National Planning Policy Framework and the last local plan. GB4 fulfils all the purposes of the Green Belt as per national guidance. Lack of local infrastructure, particularly in relation to education, health and public transport services. Impacts on local highway capacity and highway safety. Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 502.
651	Eileen Cafferty	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> Local residents have already rejected proposals for development in the Green Belt. Contrary to National Planning Policy Framework and the last local plan. GB4 fulfils all the purposes of the Green Belt as per national guidance. Lack of local infrastructure, particularly in relation to education, health and public transport services. Impacts on local highway capacity and highway safety. Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not</p>	See response to comment ID REF 502.

				constrained by Green Belt and has good access to the M6. Consideration should also be given to development in the Heysham Peninsula to take advantage of improved road links in that area.	
652	Brian Patrick	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> Local residents have already rejected proposals for development in the Green Belt. Contrary to National Planning Policy Framework and the last local plan. GB4 fulfils all the purposes of the Green Belt as per national guidance. Lack of local infrastructure, particularly in relation to education, health and public transport services. Impacts on local highway capacity and highway safety. Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 502.
653	Roy Willan	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> Local residents have already rejected proposals for development in the Green Belt. Contrary to National Planning Policy Framework and the last local plan. GB4 fulfils all the purposes of the Green Belt as per national guidance. Lack of local infrastructure, particularly in relation to education, health and public transport services. Impacts on local highway capacity and highway safety. Proposals would merge together Bolton-le-Sands and Slyne. Site is the location of a foot and mouth burial site. 	See response to comment ID REF 502.

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				Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.	
654	B.E. Halhead	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> Local residents have already rejected proposals for development in the Green Belt. Contrary to National Planning Policy Framework and the last local plan. GB4 fulfils all the purposes of the Green Belt as per national guidance. Lack of local infrastructure, particularly in relation to education, health and public transport services. Impacts on local highway capacity and highway safety. Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 502.
655	Janet Sykes	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> Local residents have already rejected proposals for development in the Green Belt. Contrary to National Planning Policy Framework and the last local plan. GB4 fulfils all the purposes of the Green Belt as per national guidance. Lack of local infrastructure, particularly in relation to education, health and public transport services. Impacts on local highway capacity and highway safety. Proposals would merge together Bolton-le-Sands and Slyne. 	See response to comment ID REF 502.

				Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.	
656	Paul Cropper	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> Local residents have already rejected proposals for development in the Green Belt. Contrary to National Planning Policy Framework and the last local plan. GB4 fulfils all the purposes of the Green Belt as per national guidance. Lack of local infrastructure, particularly in relation to education, health and public transport services. Impacts on local highway capacity and highway safety. Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 502.
657	Elsie Pearce	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> Local residents have already rejected proposals for development in the Green Belt. Contrary to National Planning Policy Framework and the last local plan. GB4 fulfils all the purposes of the Green Belt as per national guidance. Lack of local infrastructure, particularly in relation to education, health and public transport services. Impacts on local highway capacity and highway safety. Proposals would merge together Bolton-le-Sands and Slyne. 	See response to comment ID REF 502.

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				Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.	
658	Rebecca Hutchinson	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> Local residents have already rejected proposals for development in the Green Belt. Contrary to National Planning Policy Framework and the last local plan. GB4 fulfils all the purposes of the Green Belt as per national guidance. Lack of local infrastructure, particularly in relation to education, health and public transport services. Impacts on local highway capacity and highway safety. Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 502.
659	Beverley Farebrother	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> Local residents have already rejected proposals for development in the Green Belt. Contrary to National Planning Policy Framework and the last local plan. GB4 fulfils all the purposes of the Green Belt as per national guidance. Lack of local infrastructure, particularly in relation to education, health and public transport services. Impacts on local highway capacity and highway safety. Proposals would merge together Bolton-le-Sands and Slyne. 	See response to comment ID REF 502.

				Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.	
660	Jonathan Fish	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> Local residents have already rejected proposals for development in the Green Belt. Contrary to National Planning Policy Framework and the last local plan. GB4 fulfils all the purposes of the Green Belt as per national guidance. Lack of local infrastructure, particularly in relation to education, health and public transport services. Impacts on local highway capacity and highway safety. Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 502.
661	Sarah Fish	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> Local residents have already rejected proposals for development in the Green Belt. Contrary to National Planning Policy Framework and the last local plan. GB4 fulfils all the purposes of the Green Belt as per national guidance. Lack of local infrastructure, particularly in relation to education, health and public transport services. Impacts on local highway capacity and highway safety. Proposals would merge together Bolton-le-Sands and Slyne. 	See response to comment ID REF 502.

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				Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.	
662	Barbara Bateman	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> Local residents have already rejected proposals for development in the Green Belt. Contrary to National Planning Policy Framework and the last local plan. GB4 fulfils all the purposes of the Green Belt as per national guidance. Lack of local infrastructure, particularly in relation to education, health and public transport services. Impacts on local highway capacity and highway safety. Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 502.
663	R. Bateman	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> Local residents have already rejected proposals for development in the Green Belt. Contrary to National Planning Policy Framework and the last local plan. GB4 fulfils all the purposes of the Green Belt as per national guidance. Lack of local infrastructure, particularly in relation to education, health and public transport services. Impacts on local highway capacity and highway safety. Proposals would merge together Bolton-le-Sands and Slyne. 	See response to comment ID REF 502.

				Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.	
664	S. R. Clement	N/A	GB4	Objection to development of Site GB4 as it would diminish the rural character of Slyne which would just become an extension of Bolton-le-Sands and Slyne.	Objection noted. Impacts on the environment, landscape and local character will inform the Land Allocations process and inform the suitability of the site for development either in part or as a whole. In relation to sites in the Green Belt a critical element of this consideration will be the results of the forthcoming Green Belt Review.
665	John Barton	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 502.
666	L. M. Barker	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. 	See response to comment ID REF 502.

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				<ul style="list-style-type: none"> • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	
667	Mark Gray	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 502.
668	G.A. Webster	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. 	See response to comment ID REF 502.

				<ul style="list-style-type: none"> • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	
669	Margaret Vernon	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 502.
670	L. Fisher	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. 	See response to comment ID REF 502.

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				<ul style="list-style-type: none"> • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	
671	M. Peel	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 502.
672	Lesley Barton	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. 	See response to comment ID REF 502.

				<ul style="list-style-type: none"> • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	
673	G. Casson	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 502.
674	L. E. Fisher	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. 	See response to comment ID REF 502.

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				<ul style="list-style-type: none"> • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	
675	Gordon Webb	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local employment. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 502.
676	Christine Thornton	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as 	See response to comment ID REF 502.

				<p>per national guidance.</p> <ul style="list-style-type: none"> • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	
677	F. K. Morris	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Impact on people's quality of life. • Lack of local infrastructure, in particular education provision. • Lack of local employment. • Impact on the local highway network, in particular highway capacity. • No need demonstrated for new housing. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 502.
678	F.A. Morris	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Impact on people's quality of life. • Lack of local infrastructure, in particular education provision. • Lack of local employment. • Impact on the local highway network, in particular highway capacity. • No need demonstrated for new housing. <p>Development needs should be met in more viable locations such as South Lancaster which is not</p>	See response to comment ID REF 502.

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				constrained by Green Belt and has good access to the M6.	
679	Rob Bowman	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Loss of identify for both Bolton-le-Sands and Slyne. • Lack of employment opportunities. • Lack of local infrastructure. • Lack of local need for housing. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 502.
680	Brenda Roby	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Contrary to National Planning Policy Framework. • Lack of local infrastructure. 	See response to comment ID REF 502.
681	A.J. Dudgeon	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Impact on local character and rural communities of Bolton-le-Sands and Slyne. • Will not deliver the type of housing needed (i.e. not affordable housing). 	See response to comment ID REF 502.
682	Carl Bryning	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Contrary to national planning guidance. • Impact on the local road network. • Lack of employment opportunities. • Lack of local infrastructure, in particular education, health and emergency services provision. 	See response to comment ID REF 502.
683	Doreen Brookes	Slyne-with-Hest Parish Council	GB4	The Parish Council would request the complete retention of this site within the Green Belt on the following grounds:	Objection and Comment noted. There is no evidence that after 25 years of designation that the North Lancashire Green Belt remains fit for purpose. The best way to establish whether it remains fit for purpose is

				<ul style="list-style-type: none"> • It prevents the unrestricted sprawl of development in Slyne and Bolton-le-Sands with its large urban neighbours of Lancaster and Morecambe. • This land prevents ribbon development along the A6. • The Green Belt in this area safeguards open landscape from encroachment. • The Green Belt helps preserve the historic setting and special character of the historic village of Slyne and the heritage assets it contains. • The North Lancashire Green Belt encourages the regeneration of land in the main urban areas. <p>The Parish Council object to the use of this site for development purposes as it is not suitable or appropriate for development. Consideration should be given to other areas of the district to meet development needs.</p>	<p>through an up to date review of the designation.</p> <p>This consultation represents the first stage of investigation of site suitability, availability and deliverability. In preparing the local development plan, in particular the Land Allocations DPD the City Council will be discussing with all infrastructure providers to understand existing capacity, constraints and opportunities for improvement and expansion. These discussions will be critical to informing the allocations process.</p> <p>Impacts on the environment, landscape and local character will inform the Land Allocations process and inform the suitability of the site for development either in part or as a whole. In relation to sites in the Green Belt a critical element of this consideration will be the results of the forthcoming Green Belt Review.</p>
684	D. Street	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 502.
685	C. Casson	N/A	GB4	Objection to development of Site GB4 on the following	The preparation of the local development plan is not a

				<p>grounds:</p> <ul style="list-style-type: none"> Local residents have already rejected proposals for development in the Green Belt. Contrary to National Planning Policy Framework and the last local plan. GB4 fulfils all the purposes of the Green Belt as per national guidance. Lack of local infrastructure, particularly in relation to education, health and public transport services. Impacts on local highway capacity and highway safety. Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	<p>vote and will be prepared based on planning matters which will define whether a site is suitable or appropriate for development or not. These planning matters will be thoroughly investigation as the plan is prepared.</p> <p>National planning guidance is very clear on the role of Green Belts and when they can be reviewed. The City Council’s approach to reviewing the Green Belt as part of preparing a new local development plan for the district is completely within accordance with national planning policy (paragraph 83 of the National Planning Policy Framework). It will be for the Green Belt Review to assess the sites role and function within the North Lancashire Green Belt.</p> <p>This consultation represents the first stage of investigation of site suitability, availability and deliverability. In preparing the local development plan, in particular the Land Allocations DPD the City Council will be discussing with all infrastructure providers to understand existing capacity, constraints and opportunities for improvement and expansion. This includes Lancashire County Council, United Utilities, the Clinical Commissioning Group and other providers. These discussions will be critical to informing the allocations process.</p> <p>Comments on South Lancaster Noted.</p>
686	A.Casson	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> Local residents have already rejected proposals for development in the Green Belt. Contrary to National Planning Policy Framework and the last local plan. GB4 fulfils all the purposes of the Green Belt as per national guidance. Lack of local infrastructure, particularly in relation to education, health and public transport services. Impacts on local highway capacity and highway safety. 	See response to comment ID REF 502.

				<ul style="list-style-type: none"> Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	
687	C. Wilson	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> Local residents have already rejected proposals for development in the Green Belt. Contrary to National Planning Policy Framework and the last local plan. GB4 fulfils all the purposes of the Green Belt as per national guidance. Lack of local infrastructure, particularly in relation to education, health and public transport services. Impacts on local highway capacity and highway safety. Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See comments to response ID REF 502
688	B.H. Bolton	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> Local residents have already rejected proposals for development in the Green Belt. Contrary to National Planning Policy Framework and the last local plan. GB4 fulfils all the purposes of the Green Belt as per national guidance. Lack of local infrastructure, particularly in relation to education, health and public transport services. Impacts on local highway capacity and highway safety. 	See comments to response ID REF 502.

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				<ul style="list-style-type: none"> Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	
689	Barrie Wells	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> Contrary to national and local planning policy. Impact on historic environment. Lack of local infrastructure, in particular education & health provision, drainage and local services. Impact on local highway network in relation to highway capacity. <p>It is agreed that there is enormous potential for economic and employment growth within the district but that growth would be better directed to South Lancaster.</p>	See comments to response ID REF 502.
690	Michael Watson	Over Kellet Parish Council	GB4	<p>Given this area is urbanised on three sides with existing infrastructure in place it would seem logical to consider this area for future development although it would be sad to have no visible break in urban development between Slyne and Bolton-le-Sands along the A6.</p>	Comment noted.
691	Brenda Peterson	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> Local residents have already rejected proposals for development in the Green Belt. Contrary to National Planning Policy Framework and the last local plan. GB4 fulfils all the purposes of the Green Belt as per national guidance. Lack of local infrastructure, particularly in relation to education, health and public transport services. Impacts on local highway capacity and highway safety. 	See comments to response ID REF 502.

				<ul style="list-style-type: none"> Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	
692	Phil Bebbington	N/A	GB4	<p>This is a Green Belt site near to small villages with poor access to urban centres. Whilst they may be suitable for development it is not clear how building houses in this location would serve the community or help with traffic congestion.</p>	<p>Comment noted. This consultation represents the first stage of investigation of site suitability, availability and deliverability. In preparing the draft Land Allocations DPD the City Council will be discussing with all the local community, key stakeholders and infrastructure providers to understand the existing capacity, constraints and opportunities for expansion / improvement. These discussions will be critical to informing the allocations process.</p>
693	Dr Stephen Bryan	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> Contrary to National Planning Policy Framework. Will result in the settlements of Slyne and Bolton-le-Sands merging together. Impact on the local historic environment, particularly the local conservation area. Contrary to local planning policy, no circumstances have changed since the establishment of the Green Belt. Impact on local road network, in particular highway capacity and highway safety. Impact on local drainage issues and flood risk. Site is the location of a foot and mouth burial site. <p>Housing need should be met on more appropriate sites such as South Lancaster which has better access to the M6 and does not have the same Green Belt restrictions as GB4.</p>	<p>See comment to response ID REF 502.</p>
694	Malcolm Ratcliff	Mineral Product Association	GB4	<p>This site is largely if not totally within the adopted MSA for Lancashire. There are no published assessments of the potential mineral resources and have no history of mineral working. Until the potential</p>	<p>Comment noted. Impacts on the environment and mineral resources will inform the Land Allocations process and inform the suitability of the site for development either in part or as a whole.</p>

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				for minerals have been investigated then these areas must be protected from development for long term mineral conservation.	Clearly, the issue of mineral safeguarding present's challenges to the City Council meeting future development needs for the district and an appropriate balance will need to be struck to ensure a deliverable plan is achieved. The City Council will seek early dialogue with the Minerals Products Association to clarify their position and discuss this position in the context of both national planning guidance and minerals guidance, in particular the Lancashire Minerals and Waste Local Plan.
695	Nick Ward	Over Kellet Parish Council	GB4	Whilst this site is well defined there are concerns over the impacts that development will have on the character of Slyne and Bolton-le-Sands. Whilst we do not oppose development of this site it should only be considered once all brownfield and urban sites have been exhausted.	Comment noted.
696	Dan Mitchell	Barton Wilmore on behalf of Story Homes	GB4	Of the sites considered for allocation within the Land Allocations DPD we are supportive of site GB4. In our view this site represents a suitable and sustainable development option that will enable settlement housing growth needs to be met in full.	Comment and support noted.
697	David Alexander	N/A	GB4	The loss of GB4 would demonstrate that the local authority were prepared to undermine the fundamental purposes of the North Lancashire Green Belt, notably the protection from settlements from merging, the prevention of urban sprawl and safeguarding the countryside from encroachment.	Comment noted. Impacts on the environment, landscape and local character will inform the Land Allocations process and inform the suitability of the site for development either in part or as a whole. In relation to sites in the Green Belt a critical element of this consideration will be the results of the forthcoming Green Belt Review.

698	Fiona Ryan	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	<p>See comments to response ID REF 502.</p> <p>It should be recognised that brownfield sites are a finite resource and all available brownfield sites have already been included in the known supply. This response does not include any suggestions of brownfield sites which are not known to the City Council.</p>
699	Liza & Nic Coombs	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. <p>Development needs should be directed towards Lancaster and Morecambe which already have significant areas of brownfield land which should be prioritised. If that cannot make ends meet (which is questionable then sites outside of the Green Belt around land should be identified for possible development.</p>	<p>See comments to response ID REF 502.</p>

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700	E. R. Finley	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 502.
701	Jayne Yates	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 502.

702	Mr & Mrs Patrick	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 502.
703	S. Allinson	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 502.

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704	Keith, Rachael & Simon Curwen	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Local residents have already rejected proposals for development in the Green Belt. • Contrary to National Planning Policy Framework and the last local plan. • GB4 fulfils all the purposes of the Green Belt as per national guidance. • Lack of local infrastructure, particularly in relation to education, health and public transport services. • Impacts on local highway capacity and highway safety. • Proposals would merge together Bolton-le-Sands and Slyne. <p>Development needs should be met in more viable locations such as South Lancaster which is not constrained by Green Belt and has good access to the M6.</p>	See response to comment ID REF 502.
705	David Cadman	N/A	GB4	<p>Objection to development of Site GB4 on the following grounds:</p> <ul style="list-style-type: none"> • Site is the location of a foot and mouth burial site. • Proposal would merge the settlements of Slyne and Bolton-le-Sands together. • Impacts on local road network, highway capacity and highway safety. • Lack of infrastructure, in particular education and health facilities. • Loss of rural character of the area. • Contrary to national and local planning policy. <p>Development needs should be met in more suitable locations such as South Lancaster.</p>	See response to comment ID REF 502.
706	Mark & Mary Fearnley	N/A	GB4	<p>Objection to the development of site GB4 which will damage the rural character of the local area and result in villages merging together.</p>	<p>Objection noted. Impacts on the environment, landscape and local character will inform the Land Allocations process and inform the suitability of the site for development either in part or as a whole. In relation to sites in the Green Belt a critical element of this</p>

					consideration will be the results of the forthcoming Green Belt Review.
707	Thelma Goodman	N/A	GB4	Objection to the development of this site for 500 houses.	Objection noted.
708	Mr & Mrs Wilson	N/A	GB4	Objection to the development of Site GB4 as it is contrary to national planning guidance on Green Belts and the land performs an important role in separating Slyne and Bolton-le-Sands. Any development would result in a loss of rural character to the area.	<p>Objection noted. National planning guidance is very clear on the role of Green Belts and when they can be reviewed. The City Council's approach to reviewing the Green Belt as part of preparing a new local development plan for the district is completely within accordance with national planning policy (paragraph 83 of the National Planning Policy Framework). It will be for the Green Belt Review to assess the sites role and function within the North Lancashire Green Belt.</p> <p>Impacts on the environment, landscape and local character will inform the Land Allocations process and inform the suitability of the site for development either in part or as a whole. In relation to sites in the Green Belt a critical element of this consideration will be the results of the forthcoming Green Belt Review.</p>
709	Miss S. Looker & Mr R. Preston	N/A	GB4	Objection to the development of site GB4 as it is contrary to national government guidance. It is not suitable in planning terms due to the lack of employment and lack of local infrastructure. Any new development will exacerbate existing highway problems and would result in the merging of Slyne and Bolton-le-Sands.	<p>Objection noted. National planning guidance is very clear on the role of Green Belts and when they can be reviewed. The City Council's approach to reviewing the Green Belt as part of preparing a new local development plan for the district is completely within accordance with national planning policy (paragraph 83 of the National Planning Policy Framework). It will be for the Green Belt Review to assess the sites role and function within the North Lancashire Green Belt.</p> <p>This consultation represents the first stage of investigation of site suitability, availability and deliverability. In preparing the local development plan, in particular the Land Allocations DPD the City Council will be discussing with all infrastructure providers to understand existing capacity, constraints and opportunities for improvement and expansion. These discussions will be critical to informing the allocations process.</p>

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710	Anne Neil	N/A	VE1 – VE5	<p>Objects to proposals for 500 homes in Dolphinholme for the following reasons:</p> <ul style="list-style-type: none"> • Capacity of the sewage treatment works; • Wildlife impacts, in particular threatened and protected species. • Proximity to the Forest of Bowland AONB; • Heritage impacts; • Impact on the character and community of the village; • Impact on water quality; • Poor drainage; • Impact on the highway network, particularly in relation to highway capacity and highway safety. 	<p>Objection noted. This consultation represents the first stage of investigation of site suitability, availability and deliverability. In preparing the local development plan, in particular the Land Allocations DPD the City Council will be discussing with all key stakeholders to understand existing capacity, constraints and opportunities for improvement and expansion. These discussions will be critical to informing the allocations process.</p> <p>Impacts on the environment, landscape and local character will inform the Land Allocations process and inform the suitability of the sites for development either in part or as a whole.</p>
711	Michael Parsons	N/A	VE1-5	<p>Agreement with elements of the strategy proposed but objects to proposals for 500 houses in the Dolphinholme area for the following reasons:</p> <ul style="list-style-type: none"> • Increasing levels of traffic on rural roads in the area; • Insufficient public transport in the locality; and • Development should be located adjacent to Junction 34. 	<p>This consultation represents the first stage of investigation of site suitability, availability and deliverability. In preparing the Draft Land Allocations DPD the City Council will be discussing with all key infrastructure providers existing capacity and constraints and whether opportunities for improvement / expansion exist. This will include discussion with Lancashire County Council and other public transport providers. These discussions will be critical to informing the allocations process.</p>
712	Winne Clark	Lancaster Civic Society	VE1 – VE5	<p>Expansion of Dolphinholme by 500 houses is too excessive and local preferences should be used to inform the choice of one or two sites.</p>	<p>Comment noted.</p>
713	D and K Pye	N/A	VE1-5	<p>Objection to development in Dolphinholme which would damage the rural community. Whilst not opposed to some small-scale development this should not be at the scale proposed (i.e. 500 new houses). The Council should work with the local community to deliver a realistic plan for Dolphinholme.</p>	<p>Objection noted. The City Council will continue to work with the community and key stakeholders to deliver a sound plan which secures support from the community.</p>

714	Robert Hartley	N/A	VE1-5	<p>Allocating land for development in Dolphinholme is unnecessary. New houses in the area cannot be sold as there is no employment for people. New development will spoil the local character of the area.</p>	<p>Objection noted. The City Council will continue to work with the community and key stakeholders to deliver a sound plan which secures support from the community.</p> <p>Impacts on the environment, landscape and local character will inform the Land Allocations process and inform the suitability of the site for development either in part or as a whole.</p>
715	John Entwistle	N/A	VE1-5	<p>Objection to the development of Dolphinholme on the following grounds:</p> <ul style="list-style-type: none"> • Accessibility to Dolphinholme along rural roads. • Impacts on highway safety for cyclists and pedestrians. • Impacts on local character and landscape. 	<p>Objection noted.</p> <p>This consultation represents the first stage of investigation of site suitability, availability and deliverability. In preparing the local development plan, in particular the Land Allocations DPD the City Council will be discussing with all infrastructure providers to understand existing capacity, constraints and opportunities for improvement and expansion. These discussions will be critical to informing the allocations process.</p> <p>Impacts on the environment, landscape and local character will inform the Land Allocations process and inform the suitability of the site for development either in part or as a whole.</p>

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716	Hannah Sterling	N/A	VE1 – VE5	<p>Objects to proposals for 500 homes in Dolphinholme for the following reasons:</p> <ul style="list-style-type: none"> • Detrimental impact on local character and the community. • Argues that the rural community does not need additional development; • Village works well without the need for additional services; • Would impact on current residents access to the countryside and rural living; • Scale of new housing proposed is not needed to support young people wishing to stay in the village; • Lack of employment opportunities. • Impact on the local road network, particularly in terms of highway capacity. <p>A lower number of houses should be considered.</p>	<p>Objection noted. This consultation represents the first stage of investigation of site suitability, availability and deliverability. In preparing the local development plan, in particular the Land Allocations DPD the City Council will be discussing with all key stakeholders to understand existing capacity, constraints and opportunities for improvement and expansion. These discussions will be critical to informing the allocations process.</p> <p>Impacts on the environment, landscape and local character will inform the Land Allocations process and inform the suitability of the sites for development either in part or as a whole.</p>
717	Jane Pye	N/A	VE1 – VE5	<p>Objects to proposals for 500 homes in Dolphinholme for the following reasons:</p> <ul style="list-style-type: none"> • Impact on local character and community. • Housing not needed – other development in the South of the district (Cockerham) has not sold. • Impact on the local highway network, in particular highway capacity. 	<p>Objection noted. This consultation represents the first stage of investigation of site suitability, availability and deliverability. In preparing the local development plan, in particular the Land Allocations DPD the City Council will be discussing with all key stakeholders to understand existing capacity, constraints and opportunities for improvement and expansion. These discussions will be critical to informing the allocations process.</p> <p>Impacts on the environment, landscape and local character will inform the Land Allocations process and inform the suitability of the sites for development either in part or as a whole.</p>
718	Brian Jones	Ramblers Association	VE1 – VE5	<p>Any major development here should be planned sensitively and good public facilities provided.</p>	<p>Comment noted.</p>
719	David Walmsley	N/A	VE1 – VE5	<p>Objection to development at Dolphinholme as the proposed development is significantly disproportionate to the size of the village and therefore any development should be severely limited to maintain the community and environment.</p>	<p>Objection noted. Impacts on the community, environment, landscape and local character will inform the Land Allocations process and inform the suitability of the site for development either in part or as a whole.</p>

720	Jeremy Pickup	Environment Agency	VE1 – VE5	<p>No flood risk comments.</p> <p>Any water features should be conserved with a sufficient buffer with pollution prevention as part of an ecological framework.</p> <p>The provision of sewerage disposal is some concern in the area of Dolphinhholme with septic tanks in the area causing issues to the River Wyre and its tributaries. The EA are not aware of any issues with the existing United Utilities treatment works but it would require extensive improvement and upsizing to be capable to taking growth of up to 500 dwellings in the area.</p> <p>If this option was to be progressed the EA would expect some provision to be made to properties served by septic tanks to connect to the mains sewerage system.</p> <p>There are also concerns in relation to water quality of the River Wyre from surface water drainage in the area. The River is current classified as good under the Water Framework Directive however increased flows of silts, sediment and oils may adversely affect the water quality classification of the river.</p>	<p>Comment noted. The City Council will continue to liaise with the Environment Agency to understand the potential impacts on watercourses and flood risk in the Dolphinhholme areas to inform the preparation of the local development plan.</p>
721	Michael Helm	Ellel Parish Council	VE1 – VE5	<p>The Parish Council is opposed to the level of development proposed for Dolphinhholme under this option. There is significant variation over what level of development would be acceptable in the local area. Any growth of Dolphinhholme should not expand beyond the present outline of Dolphinhholme.</p> <p>Whilst land to the north of the school may appear attractive for future development it should be noted that there are flood risks associated with this area.</p> <p>The Parish Council see Dolphinhholme as a village with unique character which needs to be recognised when considering the preparation of the local plan. It contains a Conservation Area and is rural with poor access and minimal services.</p>	<p>Objection noted. The City Council will continue to liaise with the key stakeholders and the local community in order to inform the land allocations document.</p> <p>This consultation represents the first stage of investigation of site suitability, availability and deliverability. In preparing the local development plan, in particular the Land Allocations DPD the City Council will be discussing with all infrastructure providers to understand existing capacity, constraints and opportunities for improvement and expansion. These discussions will be critical to informing the allocations process.</p> <p>Impacts on the environment, landscape and local character will inform the Land Allocations process and</p>

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				<p>The Dolphinholme Residents Association are carrying out a 'Housing Needs Survey' and the Parish Council urge that attention is paid to its findings. Any development which does take place in the Parish should be to meet local needs and not for executive style homes.</p>	<p>inform the suitability of the site for development either in part or as a whole.</p> <p>At publication of this consultation report the City Council have yet to be informed of the existing of a proposed housing needs survey and have not had the opportunities to comment on whether the survey represents a fair and robust survey of local needs. Consideration to whether the information is robust will be made if and when the survey is submitted to the Council.</p>
722	Graham Agnew	N/A	VE1 – VE5	<p>This is the least appropriate option for development given the limited access to the A6 and much of the village is a Conservation Area. There may be scope for smaller development which is more acceptable locally.</p>	<p>Comment noted.</p>
723	Paul Tunstall	JWPC	VE1 – VE5	<p>JWPC support growth in rural villages across the district to meet housing need and proposal that all villages are considered for such growth.</p> <p>However, we object to the proposed expansion of Dolphinholme to accommodate 500 dwellings which represents disproportionate growth which is not supported by evidence.</p>	<p>Objection noted. This consultation represents the first stage of investigation of site suitability, availability and deliverability. In preparing the draft Land Allocations DPD the City Council will be discussing with all the local community, key stakeholders and infrastructure providers to understand the existing capacity, constraints and opportunities for expansion / improvement. These discussions will be critical to informing the allocations process.</p>
724	Michael Watson	Over Kellet Parish Council	VE1 – VE5	<p>These areas are not considered suitable for development. Dolphinholme is an attractive rural community and whilst some limited development may be appropriate in Sites VE2 and VE3 significant development would ruin the nature of the village.</p>	<p>Comment noted.</p>
725	Marcus Hudson	Lancashire County Council	VE1 – VE5	<p>Lancashire County Council would expect detailed consultation and discussion over all aspects of village expansion at Dolphinholme should this option be advanced, particularly in relation improvement to education facilities and highways.</p>	<p>Comment noted. This consultation represents the first stage of investigation of site suitability, availability and deliverability. In preparing the draft Land Allocations DPD the City Council will be discussing with all the local community, key stakeholders and infrastructure providers to understand the existing capacity, constraints and opportunities for expansion / improvement. These discussions will be critical to informing the allocations process.</p>

726	Graham Love	Janet Dixon Town Planning on behalf of Applethwaite Homes	VE1 – VE5	<p>Applethwaite Homes supports the expansion of villages to an appropriate scale but do not support the growth of 500 dwellings in Dolphinholme or in any other village within the district.</p> <p>A remote location is not sustainable for major housing development and the scale of infrastructure improvement does not suggest that development will be viable or capable of early delivery.</p> <p>Single village expansion should therefore be removed from the strategic hybrid option and re-apportion the number of dwellings to be distributed to sustainable villages across the district and within the North Lancashire Green Belt.</p>	<p>Comment noted. This consultation represents the first stage of investigation of site suitability, availability and deliverability. In preparing the Draft Land Allocations DPD the City Council will be discussing with all key stakeholders and infrastructure providers to understand constraints and opportunities. These discussions will be critical to informing the allocations process.</p>
727	Graham Love	Janet Dixon Town Planning on behalf of Barratt Homes	VE1 – VE5	<p>Barratt Homes supports the expansion of villages to an appropriate scale but do not support the growth of 500 dwellings in Dolphinholme or in any other village within the district.</p> <p>A remote location is not sustainable for major housing development and the scale of infrastructure improvement does not suggest that development will be viable or capable of early delivery.</p> <p>Single village expansion should therefore be removed from the strategic hybrid option and re-apportion the number of dwellings to be distributed to sustainable villages across the district and within the North Lancashire Green Belt.</p>	<p>Comment noted. This consultation represents the first stage of investigation of site suitability, availability and deliverability. In preparing the Draft Land Allocations DPD the City Council will be discussing with all key stakeholders and infrastructure providers to understand constraints and opportunities. These discussions will be critical to informing the allocations process.</p>

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728	Elliott Lorimer	Forest of Bowland AONB Partnership	VE1 – VE5	<p>Dolphinholme is an important gateway within the setting for the Forest of Bowland AONB and the local landscape and village character would be significantly compromised by the development of the proposed sites VE1 – VE5.</p> <p>Several of the fields surrounding the village (in particular VE5) are important habitat for wader bird populations several of which are in decline in the North West and nationally. Development of these sites could result in the loss of habitat and the displacement of such species.</p>	<p>Comment noted. Impacts on the environment, landscape and local character will inform the Land Allocations process and inform the suitability of the site for development either in part or as a whole. The City Council will continue dialogue with the AONB Management team to inform preparation of the plan.</p>
729	Jackie Copley	Campaign to Protect Rural England (CPRE)	VE1 – VE5	<p>Villages should only have a modest increase in dwellings in the most sustainable locations but the vast majority of growth should be directed towards brownfield sites in existing urban areas.</p> <p>Therefore the CPRE objects to proposed development of sites VE1 – VE5 on the following grounds:</p> <ul style="list-style-type: none"> • Impact on local character. • Lack of basic infrastructure, in particular local services, health & education provision and water treatment which make the proposal unviable. 	<p>Objection noted. See response to comment ID REF 127 & 196.</p>
730	Dr C. Finnerty	N/A	VE1 – VE5	<p>There are concerns over this potential option due to the lack of local infrastructure, in particular education provision (which is an issue for all option sites).</p>	<p>This consultation represents the first stage of investigation of site suitability, availability and deliverability. In preparing the draft Land Allocations DPD the City Council will be discussing with all the key stakeholders and infrastructure providers to understand the existing capacity, constraints and opportunities for expansion / improvement. These discussions will be critical to informing the allocations process.</p>

731	Nick Ward	Over Kellet Parish Council	VE1 – VE5	<p>Development in rural villages should be to a scale and appropriateness to that community. We are totally opposed to the proposed development of Dolphinholme as it is hugely out of scale with the current settlement and would damage its character and heritage.</p> <p>There should be strict limits on the extent to which villages can be expanded and the timescale over which such an expansion can take place. We suggest this should be no more than 1% per year over the long term.</p>	Objection noted. This consultation represents the first stage of investigation of site suitability, availability and deliverability. In preparing the draft Land Allocations DPD the City Council will be discussing with all the local community, key stakeholders and infrastructure providers to understand the existing capacity, constraints and opportunities for expansion / improvement. These discussions will be critical to informing the allocations process.
732	Dan Mitchell	Barton Wilmore on behalf of Story Homes	VE1 – VE5	We object to the proposed village extension at Dolphinholme. We believe there is insufficient evidence to support this allocation. We are not convinced that this site are deliverable and do not believe that their delivery would reflect a sustainable approach to development.	Objection noted. This consultation represents the first stage of investigation of site suitability, availability and deliverability. In preparing the draft Land Allocations DPD the City Council will be discussing with all the local community, key stakeholders and infrastructure providers to understand the existing capacity, constraints and opportunities for expansion / improvement. These discussions will be critical to informing the allocations process.
733	David Alexander	N/A	VE1 – VE5	<p>Rather than focus on one single sustainable village, it would be preferable to allow appropriate and necessary development which is supported by the local community.</p> <p>To support future development in rural villages it appears that neighbourhood plans are a better way of involving communities in determining future development of their villages. This proposal is not supported.</p>	Comment noted.
734	Andrew Teague	Cushman & Wakefield	VE1 – VE5	Anecdotal feedback from the housing industry is that this is not an attractive location for new residential development.	Comment noted. This consultation represents the first stage of investigation of site suitability, availability and deliverability. In preparing the Draft Land Allocations DPD the City Council will be discussing with all key stakeholders and infrastructure providers to understand the deliverability of these sites. These discussions will be critical to informing the allocations process.
735	Allen Norris	N/A	VE1 – VE5	Objects to proposals for 500 homes in Dolphinholme	Objection noted. This consultation represents the first

			<p>for the following reasons:</p> <ul style="list-style-type: none"> • Impact on local character, amenity and rural community. • Impact on local landscape, in particular impacts on the setting of the Forest of Bowland AONB. • Loss of agricultural land and impact rural farming economy. • Impact on local wildlife and habitats, particularly protected and threatened species and special habitats. • Impact on Millennium Tree plantings, mature trees, woodland and hedgerows and their wider impacts on biodiversity; • Lack of infrastructure, in particular water supply, sewerage treatment, education & health provision and public transport. • Impacts on local flood risk and drainage, in particular surface water run-off. • Impact on historic environment, particular the Conservation Area in Dolphinholme. • Impact on local amenity, including noise, air and light pollution. • Impact on the local road network, in particular highway capacity and highway safety. 	<p>stage of investigation of site suitability, availability and deliverability. In preparing the local development plan, in particular the Land Allocations DPD the City Council will be discussing with all key stakeholders, infrastructure providers and local community to understand existing capacity, constraints and opportunities for improvement and expansion. These discussions will be critical to informing the allocations process.</p> <p>Impacts on the environment, landscape and local character will inform the Land Allocations process and inform the suitability of the site for development either in part or as a whole.</p>
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736	Gary Troughton	N/A	VE1 – VE5	<p>Objects to proposals for 500 homes in Dolphinholme for the following reasons:</p> <ul style="list-style-type: none"> • Will create a dormitory settlement for commuters. • Impacts on the local character, amenity and rural community. • Will not create sustainable patterns of development and will generate more travel. • Lack of local infrastructure, in particular lack of public transport, local services, sewerage capacity and education provision. • Impact on the local road network, in particular highway safety and highway capacity. • Impact on local amenity, in particular air quality in Galgate. • Development would result in a disproportionate extension to Dolphinholme. • Impacts on Air Quality Management Area at Galgate. • Loss of agricultural land and impacts on the rural economy. • Lack of housing need in the Dolphinholme area. • Affordable housing would be difficult to deliver given the infrastructure constraints. • Impact on local wildlife, landscape and habitats. • Land owner would only be prepared to carry out small scale development. 	See response to comment ID REF 735.
737	Gary Troughton	N/A	VE1 – VE5	<p>Objects to the Turley report noting that it is based on assumptions, can't predict the future. Notes that once you build on fields these are lost forever. Questions what safeguards have been put in place to bring forward brownfield sites first.</p>	<p>Objection noted. The Turley Report follows a national methodology for calculating housing and employment need which is set out in national planning policy. The Report has been reviewed by local authority planning officers and independently by the Planning Advisory Service. Whilst it is acknowledged that the Report recommends a challenging figure there is no evidence provided to suggest that this is not an accurate reflection of housing need within the district.</p> <p>National Planning guidance is very clear that local authorities should seek to meet in full their objectively</p>

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					assessed needs (paragraph 49 of the National Planning Policy Framework). It will be for the preparation of the Local Development Plan, in particular the Land Allocations DPD, to understand how this can be achieved to ensure a sound plan is produced. Equally, national planning policy requires local authorities to plan for an appropriate period, preferably for at least 15 years (paragraph 157 of the Framework).
738	Susan & Peter Harrison	N/A	VE1 – VE5	<p>Objects to proposals for 500 homes in Dolphinhholme for the following reasons:</p> <ul style="list-style-type: none"> • Impact on local character and the rural community. • Development would result in a disproportionate extension to Dolphinhholme. • Lacks access to the strategic road network. • Lack of local infrastructure, in particular sewerage capacity, drainage networks and local services. • Impacts on local wildlife and the loss of green field land. • Impacts on the local road network, in particular highway capacity and lack of parking in the village. 	See response to comment ID REF 735.
739	Hilary Hinds	N/A	VE1 – VE5	<p>Objects to proposals for 500 homes in Dolphinhholme for the following reasons:</p> <ul style="list-style-type: none"> • Lack of local infrastructure, in particular public transport, drainage networks and sewerage capacity. • Impacts to flood risk and surface water run-off. • Impacts on the local road network, in particular highway capacity and highway safety. • Impact on local landscape, in particular the setting of the Forest of Bowland AONB. • Impact on local amenity, in particular increased noise. • Impacts on local wildlife and habitats. • Development would result in a disproportionate extension to Dolphinhholme. 	See response to comment ID REF 735.

740	Anne Wallace	N/A	VE1 – VE5	<p>Objects to proposals for 500 homes in Dolphinholme for the following reasons:</p> <ul style="list-style-type: none"> • Lack of local employment opportunities. • Impacts on the local road network. • Lack of local infrastructure, in particular the public transport and sewerage capacity. <p>Development needs should be met on more appropriate brownfield sites which have better linkages to the Heysham Link Road.</p>	<p>See response to comment ID REF 735.</p> <p>It should be recognised that brownfield sites are a finite resource and all available brownfield sites have already been included in the known supply. This response does not include any suggestions of brownfield sites which are not known to the City Council.</p>
741	Ian Wallace	N/A	VE1 – VE5	<p>Objects to proposals for 500 homes in Dolphinholme for the following reasons:</p> <ul style="list-style-type: none"> • Lack of local employment opportunities. • Impacts on the local road network. • Lack of local infrastructure, in particular the public transport and sewerage capacity. <p>Development needs should be met on more appropriate brownfield sites which have better linkages to the Heysham Link Road.</p>	<p>See response to comment ID REF 735.</p> <p>It should be recognised that brownfield sites are a finite resource and all available brownfield sites have already been included in the known supply. This response does not include any suggestions of brownfield sites which are not known to the City Council.</p>
742	Ian & Liz Crabtree	N/A	VE1 – VE5	<p>Objects to proposals for 500 homes in Dolphinholme for the following reasons:</p> <ul style="list-style-type: none"> • Lack of infrastructure in the locality. • Questions the source of the site suggestion. <p>Development needs should be met on brownfield sites with only small scale development being explored in the Dolphinholme area.</p> <p>Questions whether Central Government would intervene in the Local Plan process where sufficient progress is not being made.</p>	<p>Objection noted. This consultation represents the first stage of investigation of site suitability, availability and deliverability. In preparing the local development plan, in particular the Land Allocations DPD the City Council will be discussing with all key stakeholders, infrastructure providers and local community to understand existing capacity, constraints and opportunities for improvement and expansion. These discussions will be critical to informing the allocations process.</p> <p>In relation to site suggestion please note the representation made by Savills on behalf of the main landowner in this area, the Duchy of Lancaster (ID REF 694)</p> <p>It should be recognised that brownfield sites are a finite resource and all available brownfield sites have already</p>

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					been included in the known supply. This response does not include any suggestions of brownfield sites which are not known to the City Council.
743	Jackie Hough	N/A	VE1 – VE5	<p>Objects to proposals for 500 homes in Dolphinholme for the following reasons:</p> <ul style="list-style-type: none"> • Impact on the local road network, in particular highway capacity. • Impact on local wildlife and the local environment. • Impact on local farmers. • Lack of local infrastructure. • Lack of housing need in the Dolphinholme areas. <p>Development needs should be met on brownfield sites in the district. Further consideration should be given to increasing the levels of student accommodation at the University Campus to increase the supply of general market housing.</p>	<p>See response to comment ID REF 735.</p> <p>It should be recognised that brownfield sites are a finite resource and all available brownfield sites have already been included in the known supply. This response does not include any suggestions of brownfield sites which are not known to the City Council.</p>
744	Jennifer Hadland	Savills-Smith Gore on behalf of the Duchy of Lancaster	VE1 – VE5	<p>Confirm support for the council’s overall approach to plan positively and acknowledge that the latest evidence suggests the need for around 13,000/14,000 new homes by 2031.</p> <p>Support proposals to allocate strategic sites via a hybrid approach.</p> <p>Confirm client’s ownership of sites VE2, VE3, VE4 and VE5.</p> <p>The benefits of working with a single, rather than multiple landowners is noted in respect of deliverability, control and quality of design.</p> <p>The submission notes that the Duchy of Lancaster is very aware of concerns expressed by local residents and the impact that development can have on rural communities if not planned properly. As such the Duchy of Lancaster would like to work closely with the council and the community as part of the plan making process, to consider in more detail what form and</p>	<p>Comment noted. This consultation represents the first stage of investigation of site suitability, availability and deliverability. In preparing the local development plan, in particular the Land Allocations DPD the City Council will be discussing with all infrastructure providers, key stakeholders and the local community to understand existing capacity, constraints and opportunities for improvement and expansion. These discussions will be critical to informing the allocations process.</p> <p>Impacts on the environment, landscape and local character will inform the Land Allocations process and inform the suitability of the site for development either in part or as a whole.</p>

				scale of growth might be appropriate.	
745	Jacqueline Stacey	N/A	VE1 – VE5	<p>Objects to proposals for 500 homes in Dolphinholme for the following reasons:</p> <ul style="list-style-type: none"> • Does not accept the findings of the Turley Report noting inaccuracies and mistakes in the calculations; • Disproportional increase in size of the village; • 98% of the village opposed to the plan; • Impacts on heritage assets and their setting; • Impact on local wildlife and habitats. • Impact on local highway network, in particular highway capacity and highway safety. • Lack of infrastructure. • Impacts on local flooding and increased water run-off. 	See response to comment ID REF 735.
746	Jean Norris	N/A	VE1 – VE5	<p>Objects to proposals for 500 homes in Dolphinholme for the following reasons:</p> <ul style="list-style-type: none"> • Impact on the local road network, in particular highway capacity and highway safety. • Lack of local infrastructure, in particular sewerage capacity and other key local services. • Increased impacts from flooding and water run-off. • Loss of agricultural land and impact on the rural economy. • Impacts on local wildlife and habitats. • Impact on the local historic environment. • Impacts on the local landscape, in particular the setting of the Forest of Bowland AONB. 	See response to comment ID REF 735.
747	John Klotz	N/A	VE1 – VE5	<p>Objects to proposals for 500 homes in Dolphinholme for the following reasons:</p> <ul style="list-style-type: none"> • Will not deliver the appropriate types of housing. • Concerned that the main driver for the selection of Dolphinholme is purely land availability rather than an objective assessment of what is actually 	See response to comment ID REF 735.

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				<p>required to fulfil local need</p> <ul style="list-style-type: none"> • Impact on local landscape and rural character of the village, particularly in relation to the setting of the Forest of Bowland AONB. • Lack of local infrastructure, particularly in relation to sewerage & drains capacity, utilities infrastructure and education provision. • Impacts on local wildlife and habitats • Impact on the rural economy. • Impact on the local road network, particularly in terms of highway capacity and highway safety. • Development would be disproportionate to the village • Impacts on flooding and surface water run-off. 	
748	John Klotz	N/A	VE1 – VE5	<p>Recommends that the Turley Report is subject to independent scrutiny to validate the assessment of the housing requirement.</p>	<p>Comment noted. The Turley Report follows a national methodology for calculating housing and employment need which is set out in national planning policy. The Report has been reviewed by local authority planning officers and independently by the Planning Advisory Service. Whilst it is acknowledged that the Report recommends a challenging figure there is no evidence provided to suggest that this is not an accurate reflection of housing need within the district.</p> <p>National Planning guidance is very clear that local authorities should seek to meet in full their objectively assessed needs (paragraph 49 of the National Planning Policy Framework). It will be for the preparation of the Local Development Plan, in particular the Land Allocations DPD, to understand how this can be achieved to ensure a sound plan is produced.</p>
749	Abi Ball	N/A	VE1 – VE5	<p>Objects to proposals for 500 homes in Dolphinholme for the following reasons:</p> <ul style="list-style-type: none"> • Development would be disproportionate to the village. • Impacts on local wildlife and habitats, including wildlife corridors. • Loss of agricultural land. • Impact on the local landscape, in particular the 	<p>See response to comment ID REF 735.</p>

				<p>setting of the Forest of Bowland AONB.</p> <ul style="list-style-type: none"> • Impact on the historic environment, in particular the setting of the Conservation Area. • Lack of local infrastructure, in particular sewerage capacity, public transport and other key local services. • Impact on the local road network, in particular highway capacity and highway safety. • Impact on residential amenity, particularly in relation to noise and light pollution. • Lack of demand for housing in this area. 	
750	Alison Ud-din	N/A	VE1 – VE5	<p>Objects to proposals for 500 homes in Dolphinholme for the following reasons:</p> <ul style="list-style-type: none"> • Lack of resident support for new development. • Impacts on the local road network, in particular highway capacity and highway safety. • Lack of local infrastructure, in particular public transport, sewerage capacity and school capacity. • Impacts from flooding and surface water run-off. • Impact on the local historic environment. • Increased pollution. • Impact on the rural economy. • Limited affordable housing would be provided; 	See response to comment ID REF 735.
751	Andrew Birchall	N/A	VE1 – VE5	<p>Objects to proposals for 500 homes in Dolphinholme for the following reasons:</p> <ul style="list-style-type: none"> • Impacts on the local highway network, in particular highway capacity and highway safety. • Lack of local infrastructure, in particular sewerage capacity. • Loss of agricultural land and impacts on the rural economy. • Impact on the local landscape, in particular the setting of the Forest of Bowland AONB. • Impacts on the local wildlife. • Impact on local farmers; • Lack of support for new development from 	See response to comment ID REF 735.

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				residents. Against government guidelines for development when there are more appropriate sites closer to Lancaster;	
752	Andrew Birchall	N/A	VE1 – VE5	Questions the Turley report stating that the projections based on data which is invalid and is considered to wrongly assume that there will be no further recession. Results in an over-estimation.	<p>Comment noted. The Turley Report follows a national methodology for calculating housing and employment need which is set out in national planning policy. The Report has been reviewed by local authority planning officers and independently by the Planning Advisory Service. Whilst it is acknowledged that the Report recommends a challenging figure there is no evidence provided to suggest that this is not an accurate reflection of housing need within the district.</p> <p>National Planning guidance is very clear that local authorities should seek to meet in full their objectively assessed needs (paragraph 49 of the National Planning Policy Framework). It will be for the preparation of the Local Development Plan, in particular the Land Allocations DPD, to understand how this can be achieved to ensure a sound plan is produced.</p>
753	Anne Chapman	N/A	VE1 – VE5	<p>Objects to proposals for 500 homes in Dolphinholme for the following reasons:</p> <ul style="list-style-type: none"> • Impact on the local character and rural community. • Impact on the local landscape, in particular the setting of the Forest of Bowland AONB. • Lack of demand for housing in this area and failure to demonstrate need for development. • Loss of agricultural land and impact on rural economy. • Lack of infrastructure, in particularly public transport and local services. • Lack of employment opportunities. • Impact of flooding and surface water drainage. • Impact on local wildlife and habitats. 	See response to comment ID REF 735.
754	Chris Dowson	N/A	VE1 – VE5	Objects to proposals for 500 homes in Dolphinholme	See response to comment ID REF 735 and 752.

				<p>for the following reasons:</p> <ul style="list-style-type: none"> • Impacts on the local highway network, in particular highway capacity and highway safety. • Lack of infrastructure, in particular sewerage capacity, public transport and education provision. • Impact on the local character and rural community. • Impact on the local historic environment. • Development would be disproportionate for the village. <p>Concern raised over the validity of the statistics and projections used to determine the housing requirements for the district.</p>	
755	Chris Starkey	N/A	VE1 – VE5	<p>Objects to proposals for 500 homes in Dolphinholme for the following reasons:</p> <ul style="list-style-type: none"> • Lack of resident support for new development. • Impacts on local character and rural community. • Lack of local infrastructure, in particular sewerage. • Impacts on the rural road network, in particular highway capacity and highway safety. • Landowner would only support small scale development. • Impact on the local historic environment. • Impact on the local landscape, in particular the setting of the Forest of Bowland AONB. • Impacts from light and air pollution. • Impact on local wildlife, habitats and wildlife corridors. 	See response to comment ID REF 735.
756	Clare Klotz	N/A	VE1 – VE5	<p>Objects to proposals for 500 homes in Dolphinholme for the following reasons:</p> <ul style="list-style-type: none"> • Impacts on the historic environment. • Impacts from flood risk. • Impacts on the local road network, in particular highway capacity. • Lack of Infrastructure, in particular public transport and other basic services. 	See response to comment ID REF 735.

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				<ul style="list-style-type: none"> • Loss of agricultural land. 	
757	Fraser Gillant	N/A	VE1 – VE5	<p>Objects to proposals for 500 homes in Dolphinholme for the following reasons:</p> <ul style="list-style-type: none"> • Impact on local wildlife and habitats • Impact on local character and rural community • Impact on the rural economy. • Impact on the historic environment. 	See response to comment ID REF 735.
758	Helen Gillant	N/A	VE1 – VE5	<p>Objects to proposals for 500 homes in Dolphinholme for the following reasons:</p> <ul style="list-style-type: none"> • Impact on the local landscape, in particular the setting of the Forest of Bowland AONB. • Impact on local character and the rural community. • Lack of local infrastructure, in particular education provision, sewerage capacity and other basic services. • Impact on the local road network, in particular highways capacity and highway safety. • Impacts from flooding and surface water run-off. • Impact on the rural economy. • Impacts of wildlife and habitats. • Lack of employment opportunities. <p>Concern that the projected need for further housing in the district.</p>	See response to comment ID REF 735 and 752.
759	Jackie Hughes and Anthony Brown	N/A	VE1 – VE5	<p>Objects to proposals for 500 homes in Dolphinholme for the following reasons:</p> <ul style="list-style-type: none"> • Loss of amenity for local residents. • Impact on the local highway network, in particular highway capacity and highway safety. • Lack of local infrastructure. • Impact on the rural economy. • Impact on wildlife and habitats. 	See response to comment ID REF 735.
760	Jackie Hughes and Anthony Brown	N/A	VE1 – VE5	Submitted the results of a questionnaire completed by local residents. Reported the following key results:	Resident’s views on this matter noted.

				<ul style="list-style-type: none"> • 98% of residents were against the plans (159 of 162 returns); • Noted that many residents were sceptical about the reported benefits of development; • Many disagreed with the statement that there would be enhanced quality of life for residents and improved access to the countryside and rural living; • 85% of respondents disagreed that the proposal would increase rural employment; • Agreed that proposals would lead to unsustainable travel patterns and increased car dependence, would impact on local landscape and wildlife, would negatively impact on the character and heritage of the village and would lead to increased congestion and air quality impacts. 	
761	Magedalen Heyes	N/A	VE1 – VE5	<p>Objects to proposals for 500 homes in Dolphinholme for the following reasons:</p> <ul style="list-style-type: none"> • Loss of green fields and agricultural land. • Increased congestion and pollution. 	See response to comment ID REF 735.
762	Martin Stringfellow	N/A	VE1 – VE5	<p>States that the willingness of landowners to make money should have no part in planning policy. Planning policy should be guided by proper planning principles of local demand, preservation of environmental heritage and existing infrastructure.</p> <p>Notes lack of demand for expansion on this scale, proximity to the AONB, capacity of local services and infrastructure.</p> <p>Notes that the failure to develop brownfield sites.</p>	<p>Comment noted. It should be recognised that a key element of the local plan process is to ensure that any land which is allocated is available and deliverable to meet development needs. This inherently requires the need for a landowner which is willing to see their land used for development purposes. Without this the development plan would not be sound.</p> <p>Equally the local plan needs to set out land which is suitable for development and accords with national planning policy, in particular the National Planning Policy Framework.</p> <p>It should be recognised that brownfield sites are a finite resource and all available brownfield sites have already been included in the known supply. This response does not include any suggestions of brownfield sites which are not known to the City Council.</p>
763	Mary McMurrin	N/A	VE1 – VE5	Objects to proposals for 500 homes in Dolphinholme	See response to comment ID REF 735.

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				<p>for the following reasons:</p> <ul style="list-style-type: none"> • Loss of green fields and agricultural land. • Increased congestion and pollution. 	
764	Michael Desmond	N/A	VE1 – VE5	<p>Objects to proposals for 500 homes in Dolphinholme for the following reasons:</p> <ul style="list-style-type: none"> • Lack of local infrastructure, in particular public transport and sewerage capacity. • Impact on the local road network, in particular highway capacity and highway safety. • Impact on the historic environment. • Loss of green space. • Impacts on local wildlife and habitats. • Impacts from flooding and surface water run-off. • Impact on the rural economy. 	See response to comment ID REF 735.
765	Michael Rudd	N/A	VE1 – VE5	<p>Would like the following issues considered:</p> <ul style="list-style-type: none"> • Destruction of significant area of agricultural land and the impact on local farmers; • Disproportional level of development proposed <p>Development needs should be prioritised toward brownfield land.</p>	<p>See response to comment ID REF 735.</p> <p>It should be recognised that brownfield sites are a finite resource and all available brownfield sites have already been included in the known supply. This response does not include any suggestions of brownfield sites which are not known to the City Council.</p>
766	Michael & Barbara Kristiansen	N/A	VE1 – VE5	<p>Objection to the development of 500 homes in Dolphinholme on the following grounds.</p> <ul style="list-style-type: none"> • Increase in congestion and pollution. • Impacts on local wildlife and habitats. • Impact on the local landscape. • Impact on the rural character of the village. • Lack of resident support for such development. 	See response to comment ID REF 735.
767	David Green	N/A	VE1 – VE5	<p>Objects to proposals for 500 homes in Dolphinholme for the following reasons:</p> <ul style="list-style-type: none"> • Impact on the local road network, in particular highway capacity and highway safety. • Lack of local services. • Impact on local character and the rural 	<p>See response to comment ID REF 735 and 752</p> <p>It should be recognised that brownfield sites are a finite resource and all available brownfield sites have already been included in the known supply. This response does not include any suggestions of brownfield sites which are not known to the City Council.</p>

				<p>community.</p> <ul style="list-style-type: none"> • Impacts on local wildlife and habitats. • Impact on the local landscape, in particular the setting of the Forest of Bowland AONB. • Questions the housing need set out in the Turleys Report. <p>Development needs should be met on locations closer to the Heysham Link Road and on brownfield sites.</p>	
768	Peter Taylor	N/A	VE1 – VE5	<p>Objects to proposals for 500 homes in Dolphinholme for the following reasons:</p> <ul style="list-style-type: none"> • Would represent disproportionate development in Dolphinholme. • Lack of local infrastructure. • Impact on the local road network, in particular highway capacity and highway safety. • Lack of local employment opportunities. • Impact on local amenity. <p>There is no evidence of housing need to the scale proposed.</p>	See response to comment ID REF 735 and 752.
769	Richard Nye	N/A	VE1 – VE5	<p>Objects to proposals for 500 homes in Dolphinholme for the following reasons:</p> <ul style="list-style-type: none"> • Impact on local character and rural community. • Impact on local wildlife and habitats. • Impact on the historic environment. • Impact on the local road network, in particular highway capacity. • Impact on the rural economy. • Lack of infrastructure. • Development in this location will not solve the district's housing needs. • Impact on local amenity through light and noise pollution. 	See response to comment ID REF 735.
770	Catherine Hartley	N/A	VE1 – VE5	<p>Objects to proposals for 500 homes in Dolphinholme for the following reasons:</p> <ul style="list-style-type: none"> • Impact on the historic environment. 	See response to comment ID REF 735.

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				<ul style="list-style-type: none"> • Impacts on the local landscape, in particular the setting of the Forest of Bowland AONB. • Impact on local wildlife and habitats. • Impact on local amenity, particularly via noise pollution. • Impact on the local road network, in particular highway capacity and highway safety. • Impact on the local character and rural community. 	
771	Rosie Priest	N/A	VE1 – VE5	<p>Objects to proposals for 500 homes in Dolphinholme for the following reasons:</p> <ul style="list-style-type: none"> • Would turn the village into a town. • Would wipe out generations of links and community ties. 	See response to comment ID REF 735.
772	Simon White	N/A	VE1 – VE5	<p>Objects to proposals for 500 homes in Dolphinholme for the following reasons:</p> <ul style="list-style-type: none"> • Impact on the local road network, in particular highway capacity. • Impact on the local landscape, in particular the setting of the Forest of Bowland AONB. • Impact on the historic environment. • Lack of resident support for development • Impact on local wildlife and habitats. • Questions the housing need set out in the Turley Report. 	See response to comment ID REF 735 and 752.
773	Suzette Heald	N/A	VE1 – VE5	<p>Objects to proposals for 500 homes in Dolphinholme for the following reasons:</p> <ul style="list-style-type: none"> • Impacts from flooding and surface water run-off. • Lack of local infrastructure, in particular sewerage capacity. • Impact on the local road network, in particular highway capacity and highway safety. • Impact on local character and rural community. • Impact on the local landscape, in particular the setting of the Forest of Bowland AONB. • Impact on historic environment. • Loss of agricultural land and impact on rural 	<p>See response to comment ID REF 735 and 752.</p> <p>It should be recognised that brownfield sites are a finite resource and all available brownfield sites have already been included in the known supply. This response does not include any suggestions of brownfield sites which are not known to the City Council.</p>

				<p>economy.</p> <ul style="list-style-type: none"> • Impact on local wildlife and habitats. • Lack of housing demand. • Questions the housing need set out in the Turley Report. <p>Housing need should be prioritised toward brownfield sites.</p>	
774	John & Elaine Charnley	N/A	VE1 – VE5	<p>Objects to proposals for 500 homes in Dolphinholme for the following reasons:</p> <ul style="list-style-type: none"> • Drinking water for properties adjacent to site VE2 is noted to be supplied by a series of local springs. • Development here could result in a high risk of damaging the impervious layer of the aquifer. • Recommend that a geological survey be prepared. 	See response to comment ID REF 735.
775	Sarah Troughton	N/A	VE1 – VE5	<p>Objects to proposals for 500 homes in Dolphinholme for the following reasons:</p> <ul style="list-style-type: none"> • Lack of local infrastructure, in particular public transport and other basic local services. • Impact on local character and rural community • Impact on the local road network, in particular highway capacity and highway safety. • Lack of support from local residents for development. • Site is only being considered due to its availability. • Would result in disproportionate growth of the village. • Impact on amenity and quality of life. • Loss of agricultural land and impact on the rural economy. <p>Development needs should be directed to main urban areas within prioritisation given to brownfield sites.</p>	<p>See response to comment ID REF 735 and 752.</p> <p>It should be recognised that brownfield sites are a finite resource and all available brownfield sites have already been included in the known supply. This response does not include any suggestions of brownfield sites which are not known to the City Council.</p>
776	Ruth and Graeme Chapman MBE	N/A	VE1 – VE5	<p>Objects to proposals for 500 homes in Dolphinholme for the following reasons:</p> <ul style="list-style-type: none"> • Impact on amenity, local character and rural 	See response to comment ID REF 735.

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				<p>community.</p> <ul style="list-style-type: none"> • Impact on the historic environment, in particular the local conservation area. • Loss of farmland and impacts on the rural economy. • Impact on the local road network, in particular highway capacity and highway safety. • Impact on local wildlife and habitats. • Impacts from flooding. • Impact on air quality. • Lack of infrastructure, in particular sewerage capacity and education provision. • Lack of housing need in this area. 	
777	Barbara & Roy Appleton	N/A	VE1 – VE5	<p>Objects to proposals for 500 homes in Dolphinholme for the following reasons:</p> <ul style="list-style-type: none"> • Impact on the local road network, in particular highway capacity and highway safety. • Lack of infrastructure, in particular sewerage capacity and public transport. • Lack of affordability associated with rural housing. 	See response to comment ID REF 735.
778	Greg Parkinson	N/A	VE1 – VE5	<p>Objects to proposals for 500 homes in Dolphinholme for the following reasons:</p> <ul style="list-style-type: none"> • Lack of local infrastructure, in particular public transport and recycling facilities. • No economic benefit to the local area through new development • Topography of the land not appropriate to development. • Lack of employment opportunities. • Impact on the local character and rural community. • Impact on the rural economy. • Impact on the local road network, in particular highway capacity and highway safety. • Increased pollution, in particular air and noise pollution. • Lack of housing need in the Dolphinholme area. • Impacts from flooding and surface water run-off. 	See response to comment ID REF 735 and 752.

				<ul style="list-style-type: none"> • Impacts on local wildlife and habitats. • Impact on the historic environment. • Questions the housing need and population projections for the district 	
779	Michael Baines	N/A	VE1 – VE5	<p>Objects to proposals for 500 homes in Dolphinholme for the following reasons:</p> <ul style="list-style-type: none"> • Impact on the local road network, in particular highway capacity and highway safety. • Lack of infrastructure, in particular public transport, education provision, sewerage capacity and other basic services. • Loss of agricultural land and the impact on the rural economy. • Increased air pollution. • Impact on local wildlife and habitats. • Would represent a disproportionate growth of the village. • Infrastructure costs would make the scheme unviable. • The single ownership of the sites is considered to be irrelevant; 	<p>See response to comment ID REF 735.</p> <p>It should be recognised that a key element of the local plan process is to ensure that any land which is allocated is available and deliverable to meet development needs. This inherently requires the need for a landowner which is willing to see their land used for development purposes. Without this the development plan would not be sound.</p>
780	Lindsey Guy	N/A	VE1 – VE5	<p>Objects to proposals for 500 homes in Dolphinholme for the following reasons:</p> <ul style="list-style-type: none"> • Lack of resident support for development. • Impact on local character and rural community. • Impact on the local landscape, in particular the setting of the Forest of Bowland AONB. • Lack of infrastructure, in particular sewerage capacity. • Impact on the local road network, in particular highway capacity and highway network. • Impact on historic environment. • Loss of agricultural land. • Impact on local wildlife and habitats. • Increased pollution, in particular light pollution. • The land owner would only support limited development. 	<p>See response to comment ID REF 735.</p>

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				Considers urban extension and green belt review to be more appropriate options with brownfield land prioritised.	
781	Cora Martin	N/A	VE1 – VE5	<p>Objects to proposals for 500 homes in Dolphinhholme for the following reasons:</p> <ul style="list-style-type: none"> • Impact on the local road network, in particular highway capacity and highway network. • Impact on the rural economy. • Lack of local infrastructure, in particular education provision and other basic local services. • Increased flooding risk and poor drainage. • Lack of housing demand. 	See response to comment ID REF 735.
782	Kevin Bradford	N/A	VE1 – VE5	<p>Objects to proposals for 500 homes in Dolphinhholme for the following reasons:</p> <ul style="list-style-type: none"> • Lack of local resident support for development. • Will not deliver for the district’s housing need • Impact on the local landscape, in particular the setting of the Forest of Bowland AONB. • Impact on the local road network, in particular highway capacity. • Impact on local character of the village. • Impact on the historic environment. 	See response to comment ID REF 735.
783	Katherine Hakes	N/A	VE1 – VE5	<p>Objects to proposals for 500 homes in Dolphinhholme for the following reasons:</p> <ul style="list-style-type: none"> • Loss of agricultural land and impact on the rural economy. • Impact on the local road network. • Impact on local wildlife, wildlife corridors and habitats. • Would impact on the character of the village. • Impacts of from poor local drainage. 	See response to comment ID REF 735.
784	Janet Adams	N/A	VE1 – VE5	<p>Objects to proposals for 500 homes in Dolphinhholme for the following reasons:</p> <ul style="list-style-type: none"> • Loss of agricultural land and the impact on the 	See response to comment ID REF 735.

				<p>rural economy.</p> <ul style="list-style-type: none"> • Impact on local wildlife. • Impact on the historic environment. • Impact on the local character and rural community. • No housing demand in this area. • Lack of infrastructure, in particular public transport. 	
785	David Pye	N/A	VE1 – VE5	<p>Objects to proposals for 500 homes in Dolphinholme for the following reasons:</p> <ul style="list-style-type: none"> • Impact on the local road network. • Impact on the local character and amenity. • Lack of resident support for development <p>Development need should be directed towards areas around the Link Road and considers that if there is an housing undersupply issue this is a relatively short term problem.</p>	<p>See response to comment ID REF 735.</p> <p>Comment noted that development should be directed towards Heysham although it should be recognised that the majority of undeveloped land in this area suffers from significant risks from coastal flooding.</p> <p>There is no evidence to support the view that under supply issues, if not addressed, disappear over the long term.</p>
786	Christopher Guest	N/A	VE1 – VE5	<p>Objects to proposals for 500 homes in Dolphinholme for the following reasons:</p> <ul style="list-style-type: none"> • Lack of resident support for development. • Impact on local character and rural community. • Lack of infrastructure, in particular sewerage capacity and other basic services. • Impact on the local road network, in particular highway capacity and highway safety. • Impact on local wildlife, wildlife corridors and habitats. • Impact on the historic environment. • Loss of agricultural land and impact on rural economy. • Impacts on the local landscape, in particular the setting of the Forest of Bowland AONB. • Residents oppose the draft proposal; <p>Development needs should be directed to main urban areas within prioritisation given to brownfield sites.</p>	<p>See response to comment ID REF 735.</p>
787	Liz Collinson	N/A	VE1 – VE5	<p>Objects to proposals for 500 homes in Dolphinholme</p>	<p>See response to comment ID REF 735.</p>

				<p>for the following reasons:</p> <ul style="list-style-type: none"> • Impact on the local landscape, in particular the setting of the Forest of Bowland AONB. • Impacts from flood risk and drainage issues. • Impact on the historic environment. • Lack of local infrastructure, in particular sewerage capacity. • Impact on the rural economy. • Impact on the local road network, in particular highway capacity and highway safety. • Impact on the local character and rural community. • Would represent disproportionate growth in the village. • Question what the Environment Agency and United Utilities say about the proposals. • Agree with the disadvantages presented in the consultation leaflet but question the advantages. • Would create a commuter settlement failing in the council’s responsibility to provide houses for people working in the district. • Notes that houses remain on sale in the village for a long time. <p>Notes assessment of sites in other villages and questions why similar conclusions are not reached in Dolphinholme.</p>	
788	Karen Baines	N/A	VE1 – VE5	<p>Objects to proposals for 500 homes in Dolphinholme for the following reasons:</p> <ul style="list-style-type: none"> • Objects to the development of 13,000 – 14,000 homes noting the significant assumptions made within the Turley report; • Lack of infrastructure, in particular education provision, sewerage capacity, public transport and other basic services. • Impact on the local road network, in particular highway safety and highway capacity. 	<p>See response to comment ID REF 735 and 752.</p> <p>It should be recognised that brownfield sites are a finite resource and all available brownfield sites have already been included in the known supply. This response does not include any suggestions of brownfield sites which are not known to the City Council.</p>

				<ul style="list-style-type: none"> • Contrary to local planning policy. • Impact on the local character and rural community. • Lack of housing need. • Provision of required infrastructure would make development unviable. • Loss of agricultural land and the Impact on the rural economy. • Provision of necessary infrastructure would make development unviable. • Lack of housing need in the local area. • Impact on local wildlife and habitats. <p>Development needs should be prioritised towards the use of brownfield sites.</p>	
789	Karen Baines	N/A	VE1 – VE5	<p>Provided a copy of correspondence from the local primary school noting that the school currently has 85 pupils on its role with capacity for 98. Notes that the school would struggle to accommodate 98 pupils within the current building organisation. Anticipate 91 pupils in September 2016. For the September reception class 42 applications were received with the school oversubscribed.</p>	Comment and information noted.
790	Jane Entwistle	N/A	VE1 – VE5	<p>Objects to proposals for 500 homes in Dolphinholme for the following reasons:</p> <ul style="list-style-type: none"> • Would result in disproportionate growth in the village. • Impact on local character and the rural community. • Impact on the local road network, in particular highway capacity and highway safety. • Lack of infrastructure, in particular sewerage capacity, public transport, health and education provision and other basic local services. • Impacts from flooding and surface water run-off. • Impact on local wildlife and habitats. • Increased energy use. • Loss of agricultural land and impacts on the rural economy. 	See response to comment ID REF 735.

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				<ul style="list-style-type: none"> • Lack of local employment. • Increased levels of pollution. • Would result in disproportionate growth of the village. 	
791	Andy Collinson	N/A	VE1 – VE5	<p>Objects to proposals for 500 homes in Dolphinholme for the following reasons:</p> <ul style="list-style-type: none"> • Impact on the local character and rural community. • Impact on the local road network, in particular highway capacity and highway safety • Lack of infrastructure, in particular public transport, education provision, sewerage capacity and other local basic services. Sewage concerns in relation to site V1 are highlighted. • Question what the Environment Agency and United Utilities say about the proposals. • Agree with the disadvantages presented in the consultation leaflet but question the advantages. • Impact on the historic environment, in particular the local conservation area • Loss of agricultural land and impact on the rural economy. • Impact on the local landscape, in particular the setting of the Forest of Bowland AONB. • Would result in disproportionate growth is Dolphinholme. • Would create a commuter settlement failing in the council’s responsibility to provide houses for people working in the district. • Lack of need for new housing. • Notes that houses remain on sale in the village for a long time. <p>Questions what Wyre BC think about proposed traffic increases within their authority area.</p> <p>Notes assessment of sites in other villages and questions why similar conclusions are not reached in Dolphinholme.</p>	See response to comment ID REF 735 and 752.

792	Graham Chapman	N/A	VE1 – VE5	<p>Objects to proposals for 500 homes in Dolphinhholme for the following reasons:</p> <ul style="list-style-type: none"> • Lack of resident support for development. • Resident’s views should be taken into account. • Impacts on historic environment. 	See response to comment ID REF 735.
793	Colin Gough	N/A	VE1 – VE5	<p>Objects to proposals for 500 homes in Dolphinhholme for the following reasons:</p> <ul style="list-style-type: none"> • Lack of resident support for development • Impacts on the local landscape, in particular the setting of the Forest of Bowland AONB. • Impact on local character and the rural community. • Lack of infrastructure. • Impact on the local road network, in particular highway capacity and parking issues. <p>Consideration should be given to more modest levels of development in the village.</p>	See response to comment ID REF 735.
794	Janet Edwards	N/A	VE1 – VE5	<p>Objects to proposals for 500 homes in Dolphinhholme for the following reasons:</p> <ul style="list-style-type: none"> • Impacts on the local road network, in particular highway capacity. • Impact on the local character and rural community. • Detrimental impact on the sale of local properties. 	<p>See response to comment ID REF 735.</p> <p>It should be noted that the sale of property is not a planning matter and should not be used as a factor in determining where new development should take place.</p>
795	Michael Edwards	N/A	VE1 – VE5	<p>Objects to proposals for 500 homes in Dolphinhholme for the following reasons:</p> <ul style="list-style-type: none"> • Would result in the disproportionate growth of the village. • Impact on local character and rural community. <p>Any growth in Dolphinhholme must be sustainable and in keeping with the character of the area.</p>	See response to comment ID REF 735.

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796	Murray Wilson	Oglethorpe, Sturton & Gillibrand on behalf of Mr Harrison	VE1 – VE5	<p>Concerned about the impacts of the proposed development on his clients adjoining farms. Notes that a number of springs on the proposed land and adjacent fields provide water to the farms and a number of nearby houses. The springs are noted to provide the full supply of water used by the farms.</p> <p>Client is concerned that the proposed development will adversely affect the supply of water. Requested details of the intended process that will be taken concerning the effect of the free flow of water from the springs. Client wishes to be involved in the investigation process and to be fully informed of all tests and relevant steps taken to ensure that the supply of water is not affected.</p>	<p>Objection noted. This consultation represents the first stage of investigation of site suitability, availability and deliverability. In preparing the local development plan, in particular the Land Allocations DPD the City Council will be discussing with all infrastructure providers to understand existing capacity, constraints and opportunities for improvement and expansion. These discussions will be critical to informing the allocations process.</p>
797	Peter Adams	N/A	VE1 – VE5	<p>Objects to proposals for 500 homes in Dolphinholme for the following reasons:</p> <ul style="list-style-type: none"> • Impact on the local road network, in particular highway capacity and highway safety. • Impact on local landscape, in particular the setting of the Forest of Bowland AONB. • Impacts on local wildlife and habitats. • Lack of local infrastructure, in particular public transport. • Loss of agricultural land and impact on the rural economy. • Lack of resident support for development. • Impact on flood risk and drainage. • Impact on local character and rural community. • Questions the housing need for district via the Turley Report. • The availability of land should not be the primary factor when allocating land for development. <p>Development needs should be met on brownfield sites in the main urban areas first.</p>	<p>See response to comment ID REF 735 and 752.</p>
798	Steven Hart	N/A	VE1 – VE5	<p>Objects to proposals for 500 homes in Dolphinholme for the following reasons:</p>	<p>See response to comment ID REF 735.</p>

				<ul style="list-style-type: none"> • Would result in disproportionate growth in the village. • Impacts from flood risk and drainage • Lack of infrastructure, in particular sewerage capacity and education provision. • Impact on the local road network, in particular highways capacity and highway safety. • Impact on the historic environment. • Increased pollution. • Impact on the local character and rural community. 	
799	Wendy Lawrence	N/A	VE1 – VE5	<p>Objects to proposals for 500 homes in Dolphinholme for the following reasons:</p> <ul style="list-style-type: none"> • Impact on the historic environment. • Impact on local character and rural community. • Loss of agricultural land. • Impact on local wildlife and habitats. • Impacts on the local road network, in particular highway capacity and highway safety. • Increased pollution. 	See response to comment ID REF 735.
800	Michael and Janet Hall	N/A	VE1 – VE5	<p>Object to proposals for 500 homes in Dolphinholme. Note that there water is supplied from a spring adjacent to land at Croft Heights Farm. The spring's recharge basin is provided from the surrounding land including site VE2.</p>	Comment noted.
801	Mrs E.J. Taylor	N/A	VE1 – VE5	<p>Objects to proposals for 500 homes in Dolphinholme for the following reasons:</p> <ul style="list-style-type: none"> • Impact on local character, amenity and rural community. • Would result in disproportionate growth in the village. • Impact on the local road network, in particular highway capacity and highway safety. • Lack of infrastructure. • Lack of local employment. • No evidence of housing demand in this area. 	See response to comment ID REF 735.
802	Debbie Smith	Smith Planning	VE1 – VE5	<p>Objects to proposals for 500 homes in Dolphinholme</p>	Comments noted. This consultation represents the first

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		Consultancy on behalf of Dolphinholme Residents Association		<p>for the following reasons:</p> <ul style="list-style-type: none"> • Lack of resident support for development. • Impacts on the local road network, in particular highway capacity and highway safety. • Lack of local infrastructure, in particular sewerage capacity, public transport and other basic local services. • Impacts from flood risk, drainage and surface water run-off. • Loss of agricultural land and impact on the rural economy. • Impact on local character, amenity and rural community. • Impact on the historic environment, in particular the Conservation area & heritage assets in the village. As a result the proposal is contrary to the NPPF. • Questions over the viability of development in this area. • Contrary to local planning policy and the urban focused approach of the emerging strategy and Policy DM42 of the Development Management DPD. • Impact on local wildlife and habitats. • Impact on the local landscape, in particular the setting of the Forest of Bowland AONB (a landscaping assessment was submitted as part of this response). • The availability of land should not be the primary factor when allocating land for development. <p>Recommends that opportunities to meet development needs should be directed towards the north of the district to take advantage of rail linkages and improvement to Junction 34 associated with the new Link Road.</p>	<p>stage of investigation of site suitability, availability and deliverability. In preparing the local development plan, in particular the Land Allocations DPD the City Council will be discussing with all infrastructure providers to understand existing capacity, constraints and opportunities for improvement and expansion. These discussions will be critical to informing the allocations process.</p> <p>Impacts on the environment, landscape and local character will inform the Land Allocations process and inform the suitability of the site for development either in part or as a whole.</p> <p>It should be recognised that a key element of the local plan process is to ensure that any land which is allocated is available and deliverable to meet development needs. This inherently requires the need for a landowner which is willing to see their land used for development purposes. Without this the development plan would not be sound.</p> <p>It should be noted that the Development Management DPD relates to the determination of planning applications and does not set allocations to meet future development needs. However, Policy DM42 sets out a policy approach that provides support in principle for residential development in sustainable settlements, this includes Dolphinholme.</p>
803	Debbie Smith	Smith Planning Consultancy on behalf of	VE1 – VE5	<p>The proposal would create a new settlement which is an option which has already been rejected by the City Council in 2014.</p>	<p>Comment noted. This is factually not correct. Following the 2014 Strategic Options consultation the City Council disregarded the options to construct an entirely new</p>

		Dolphinholme Residents Association			town (which represented option 5 of the strategic options consultation). Significant expansion of an existing settlement, which is identified as Option 4 of the Strategic Options consultation, was not discounted from the process in 2014.
804	Debbie Smith	Smith Planning Consultancy on behalf of Dolphinholme Residents Association	VE1 – VE5	There is a lack of evidence that the landowner supports development in this area.	See response to comment ID REF 735.
805	Debbie Smith	Smith Planning Consultancy on behalf of Dolphinholme Residents Association	VE1 – VE5	Supplementary evidence prepared by Fairhurst in relation to four sewer capabilities noting the following: potential issues in installing new treatment works; potential environmental impacts on the River Wyre; Associated costs of installing infrastructure, new waste treatment works or multiple pump stations and off-site rising main up to 3 miles in distance; difficulties in sourcing approvals with relevant authorities and landowners; associated costs with private management companies to carry out annual maintenance of drainage systems if not adopted.	Comment and information noted. Further discussions with United Utilities will take place in relation to this matter.
806	Debbie Smith	Smith Planning Consultancy on behalf of Dolphinholme Residents Association	VE1 – VE5	Questions the identification of Dolphinholme within the proposals noting the lack of correlation between the historic policy approach taken towards Dolphinholme and its now inclusion as a settlement for growth. Dolphinholme is not the most sustainable village in the district and has been identified as a result of a lack of positive planning.	Comment noted. A series of sustainable settlements where development in principle are set out in Policy DM42 of the adopted Development Management DPD. This includes Dolphinholme. This is seen as a change to historic planning policy contained within the Lancaster District Core Strategy but reflects changes to wider planning guidance (contained within the National Planning Policy Framework) which places an expectation on local authorities to be more positive toward development (via the presumption in favour of sustainable development). In preparing a sound and robust local development plan it is the Council's responsibility to investigate all options to meet future development needs. This is the process which is taking place currently. The creation of a

					<p>positive plan is about investigating all options available, not ignoring options because they appear, on the face of it, too challenging to achieve.</p> <p>This consultation represents the first stage of investigation of site suitability, availability and deliverability. In preparing the local development plan, in particular the Land Allocations DPD the City Council will be discussing with all key stakeholders and infrastructure providers to understand existing capacity, constraints and opportunities for improvement and expansion. These discussions will be critical to informing the allocations process and ensuring that the development plan submitted delivers a positive plan with sustainable patterns of development.</p> <p>As suggested, critical to that process is the demonstration that all options to meeting development needs have been realistically investigated.</p>
807	Debbie Smith	Smith Planning Consultancy on behalf of Dolphinholme Residents Association	VE1 – VE5	Suggests that the preparation of a Neighbourhood Plan would be beneficial to enable the community to shape the future of the village.	Comment noted. Ellel Parish Council are legally entitled to prepare a Neighbourhood Plan to shape the future of Dolphinholme. The City Council will support such a plan where it is consistent with national and local planning policy and assist in its preparation where appropriate and possible to do so.
808	Michael Porter	N/A	VE1 – VE5	<p>The hybrid approach identifies Dolphinholme and then a list of disadvantages which prevents development taking place, therefore the validity of this option is questioned.</p> <p>Furthermore it is not clear why a northern village expansion was not considered. The original concept was for a northern and southern village expansion strategy but no northern village has been identified or investigated. This element needs substantial work to be taken seriously.</p>	<p>Comment noted. This consultation represents the first stage of investigation of site suitability, availability and deliverability. In preparing the local development plan, in particular the Land Allocations DPD the City Council will be discussing with all key stakeholders and infrastructure providers to understand existing capacity, constraints and opportunities for improvement and expansion. These discussions will be critical to informing the allocations process and ensuring that the development plan submitted delivers a positive plan with sustainable patterns of development.</p> <p>Consideration has been given to other rural villages in the district however significant constraints (i.e. flood risk / environmental designations etc) result in a lack of</p>

					options for growth in villages in the north of the district.
809	Andrew Tait	Steven Abbott LLP on behalf of Russell Armour Homes	VE1 – VE5	It is considered that growth in rural locations should not only be isolated to Dolphinholme but considered wider growth elsewhere to a more appropriate scale. There is concern that significant growth could be proposed in Dolphinholme whilst prohibiting development in other rural villages. The local plan should support more balanced growth in rural areas.	Comment noted.
810	Belinda Moss	Graham Anthony Associates on behalf of Messrs Wallbank	VE5	The land identified at Site VE5 represents a sustainable and deliverable opportunity for market and affordable housing to meet local needs in a sustainable location. Further land in the Dolphinholme area is also suggested as part of this response.	Comment and support noted.