



The Coal
Authority

Resolving the impacts of mining

Coal Authority
200 Lichfield Lane
Mansfield
Nottinghamshire
NG18 4RG



www.gov.uk/coalauthority

Planning and Housing Team
Lancaster City Council

BY EMAIL ONLY: planningpolicy@lancaster.gov.uk

31 August 2018

Dear Sir/Madam

Wennington Neighbourhood Plan – Submission

Thank you for the notification of the 20 July 2018 consulting The Coal Authority on the above NDP.

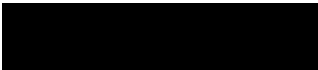
The Coal Authority is a non-departmental public body which works to protect the public and the environment in coal mining areas. Our statutory role in the planning system is to provide advice about new development in the coalfield areas and also protect coal resources from unnecessary sterilisation by encouraging their extraction, where practical, prior to the permanent surface development commencing.

As you will be aware a very small part of the south-east corner of the Neighbourhood Plan area lies within the current defined coalfield. However as the Neighbourhood Plan does not propose to allocate any sites for future development the Coal Authority has **no specific comments**.

Yours faithfully



Melanie Lindsley *BA (Hons), DipEH, DipURP, MA, PGCertUD, PGCertSP, MRTPI*
Development Team Leader



Representations submitted by email only to: planningpolicy@lancaster.gov.uk

30th August 2018

Dear Sir/Madam,

This letter provides Gladman Developments Ltd (Gladman) representations in response to the submission version of the Wennington Neighbourhood Plan (WNP) under Regulation 16 of the Neighbourhood Planning (General) Regulations 2012. Gladman requests to be added to the Council's consultation database and to be kept informed on the progress of the emerging neighbourhood plan. This letter seeks to highlight the issues with the plan as currently presented and its relationship with national and local planning policy.

Legal Requirements

Before a neighbourhood plan can proceed to referendum it must be tested against a set of basic conditions set out in paragraph 8(2) of Schedule 4b of the Town and Country Planning Act 1990 (as amended). The basic conditions that the WNP must meet are as follows:

- (a) Having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the order.*
- (d) The making of the order contributes to the achievement of sustainable development.*
- (e) The making of the order is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area).*
- (f) The making of the order does not breach, and is otherwise compatible with, EU obligations.*

Revised National Planning Policy Framework

On the 24th July 2018, the Ministry of Housing, Communities and Local Government published the revised National Planning Policy Framework. The first revision since 2012, it implements 85 reforms announced previously through the Housing White Paper.

Paragraph 214 of the revised Framework makes clear that the policies of the previous Framework will apply for the purpose of examining plans where they are submitted on or before 24th January 2019. Whilst the new NPPF is a material consideration when dealing with applications from this day forward, it is against the previous Framework that this response has been prepared.

National Planning Policy Framework and Planning Practice Guidance

The National Planning Policy Framework (the Framework) sets out the Government's planning policies for England and how these are expected to be applied. In doing so it sets out the requirements for the preparation of neighbourhood

plans to be in conformity with the strategic priorities for the wider area and the role in which they play in delivering sustainable development to meet development needs.

At the heart of the previous Framework is a presumption in favour of sustainable development, which should be seen as a golden thread through both plan-making and decision-taking. For plan-making this means that plan makers should positively seek opportunities to meet the development needs of their area and Local Plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change. This requirement is applicable to neighbourhood plans.

The recent Planning Practice Guidance (PPG) updates make clear that neighbourhood plans should conform to national policy requirements and take account the latest and most up-to-date evidence of housing needs in order to assist the Council in delivering sustainable development, a neighbourhood plan basic condition.

The application of the presumption in favour of sustainable development will have implications for how communities engage with neighbourhood planning. Paragraph 16 of the previous Framework makes clear that Qualifying Bodies preparing neighbourhood plans should develop plans that support strategic development needs set out in Local Plans, including policies for housing development and plan positively to support local development.

Paragraph 17 further makes clear that neighbourhood plans should set out a clear and positive vision for the future of the area and policies contained in those plans should provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency. Neighbourhood plans should seek to proactively drive and support sustainable economic development to deliver the homes, jobs and thriving local places that the country needs, whilst responding positively to the wider opportunities for growth.

Paragraph 184 of the previous Framework makes clear that local planning authorities will need to clearly set out their strategic policies to ensure that an up-to-date Local Plan is in place as quickly as possible. The Neighbourhood Plan should ensure that it is aligned with the strategic needs and priorities of the wider area and plan positively to support the delivery of sustainable growth opportunities.

Planning Practice Guidance

It is clear from the requirements of the previous Framework that neighbourhood plans should be prepared in conformity with the strategic requirements for the wider area as confirmed in an adopted development plan. The requirements of the previous Framework have now been supplemented by the publication of Planning Practice Guidance (PPG).

On 11th February 2016, the Secretary of State (SoS) published a series of updates to the neighbourhood planning chapter of the PPG. In summary, these update a number of component parts of the evidence base that are required to support an emerging neighbourhood plan.

On 19th May 2016, the Secretary of State published a further set of updates to the neighbourhood planning PPG. These updates provide further clarity on what measures a qualifying body should take to review the contents of a neighbourhood plan where the evidence base for the plan policy becomes less robust. As such it is considered that where a qualifying body intends to undertake a review of the neighbourhood plan, it should include a policy relating to this intention which includes a detailed explanation outlining the qualifying bodies anticipated timescales in this regard.

Further, the PPG makes clear that neighbourhood plans should not contain policies restricting housing development in settlements or preventing other settlements from being expanded. It is with that in mind that Gladman has reservations regarding the WNP's ability to meet basic condition (a) and this will be discussed in greater detail throughout this response.

Relationship to Local Plan

To meet the requirements of the Neighbourhood Plan Basic Conditions, neighbourhood plans should be prepared to conform to the strategic policy requirements set out in the adopted Development Plan.

Adopted Development Plan

The adopted development plan relevant to the preparation of the Wennington Neighbourhood Plan, and the development plan which the WNP will be tested against is the Lancaster Core Strategy (LCS). This document was adopted in July 2008 and sets out the visions, objectives, spatial strategy and overarching policies to guide development in the district from 2003 to 2021. The WNP must also conform with the saved policies from the Lancaster District Local Plan, adopted in April 2004. It must be noted that both these plans are significantly out of date against the requirements of the Framework.

Emerging Development Plan

It must be noted that work is progressing on the Lancaster Local Plan Update (LLPU) which will guide development in the district for the period 2011-2031 and will eventually replace the LCS and the saved policies from the 2004 Local Plan. The LLPU will consist of six Development Plan Documents (DPDs) which once adopted will constitute the statutory development plan relevant to the WNP.

Good progress has been made on the LLPU with the Strategic Policies & Land Allocations DPD and the Review of the Development Management DPD submitted to the Secretary of State for examination on 15th May 2018. It is imperative that the WNP allows for flexibility and adaptability, so it can positively respond to changes in circumstance which may arise over the duration of the examination period. This degree of flexibility is required to ensure that the WNP is capable of being effective over the duration of its plan period and not ultimately superseded by section 38(5) of the Planning and Compulsory Purchase Act 2004, which states that:

'If to any extent, a policy contained in a development plan for an area conflicts with another policy in the development plan the conflict must be resolved in favour of the policy which is contained in the last document to be adopted, approached or published (as the case may be)'

Wennington Neighbourhood Plan

Vision Statement and Objectives

Whilst noting the intentions of the 'Vision Statement and Objectives', Gladman suggest a slight alteration to the wording. Where reference is made to 'protect and enhance', we suggest it is amended to read 'conserve and enhance' to ensure it aligns with the core planning principles of the previous Framework.

Policy WEN1 – Protecting and Enhancing Local Wildlife

Paragraph 113 of the previous Framework refers to the need for criteria-based policies in relation to proposals affecting protected wildlife or geodiversity sites or landscape areas, and that protection should be commensurate with their status which gives appropriate weight to their importance and contributions to wider networks. As currently drafted, Gladman do not believe this policy fully aligns with the previous Framework. The policy fails to make a distinction and recognise that there are two separate balancing exercises which need to be undertaken for national and local designated sites and their settings. We therefore suggest that the policy is revisited to ensure that it is consistent with the approach set out within the previous Framework.

Policy WEN2 – Protecting and Enhancing Local Landscape Character

Policy 2 highlights two views that are considered significant and highly valued by residents and visitors alike.

We submit that new development can often be located in areas without eroding the views considered to be important to the local community and can be appropriately designed to take into consideration the wider landscape features of a surrounding area to provide new vistas and views.

In addition, as set out in case law, to be valued, a view would need to have some form of physical attribute. This policy must allow a decision maker to come to a view as to whether particular locations contains physical attributes that would 'take it out of the ordinary' rather than selecting views which may not have any landscape significance and are based solely on community support.

Opinions on views are highly subjective, therefore, without much more robust evidence to demonstrate why these views are considered significant, the policy in its current form will likely lead to inconsistencies in the decision-making process.

Policy WEN3 – Encouraging Good Design

Policy 3 sets out a list of design criteria that all new development will be measured against. Gladman are concerned that some of the criterion in the policy are overly prescriptive and could limit suitable sustainable development coming forwards. Gladman suggest more flexibility is provided in the policy wording to ensure high quality residential developments are not compromised by overly restrictive criteria. We suggest regard should be had to paragraph 60 of the previous Framework which states that;

"Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles"

Further to this, the first paragraph of the policy relates to heritage and we submit that the introduction of a standalone policy relating to heritage would provide the WNP with further clarity and precision allowing the decision maker to apply the policy effectively.

With regards to heritage we note that the policy does differentiate between designated and non-designated heritage assets however we are concerned the policy does not align with the policy tests required in relation to designated and non-designated heritage assets as set out in national policy.

With reference to designated heritage assets, the Parish Council should refer specifically to paragraphs 133 and 134 of the previous Framework which sets out that Councils should assess the significance of the designated heritage asset and where there is less than substantial harm, this should be weighed in the planning balance against the public benefits of the proposal. Where there is deemed to be substantial harm, then the proposal would need to achieve substantial public benefits to outweigh that harm.

For non-designated heritage assets, the policy must reflect the guidance set out within paragraph 135 of the previous Framework. This states that the policy test that should be applied in these cases is that a balanced judgement should be reached having regard to the scale of any harm and the significance of the heritage asset.

Gladman believe that this policy needs to be redrafted in order to ensure that it conforms with the guidance and requirements set through national policy.

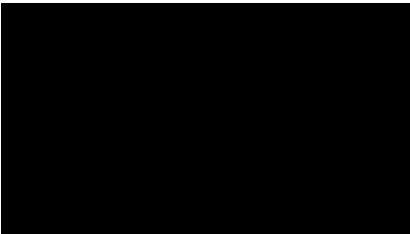
Conclusions

Gladman recognises the role of neighbourhood plans as a tool for local people to shape the development of their local community. However, it is clear from national guidance that these must be consistent with national planning policy and the strategic requirements for the wider authority area. Through this consultation response, Gladman has sought to clarify the relation of the WNP as currently proposed with the requirements of national planning policy and the wider strategic policies for the wider area.

Gladman is concerned that the plan in its current form does not comply with basic conditions (a). The plan does not conform with national policy and guidance and in its current form does not contribute to the achievement of sustainable development.

Gladman hopes you have found these representations helpful and constructive. If you have any questions do not hesitate to contact me or one of the Gladman team.

Yours Faithfully,



Gladman Developments Ltd.

From: Lands [mailto:Lands@BPA.CO.UK]
Sent: 14 August 2018 12:04
To: planningpolicy <planningpolicy@lancaster.gov.uk>
Subject: RE: Wennington Neighbourhood Plan Submission

Dear Sirs/Madam

BPA/Shell Pipelines - Not Affected.

Thank you for your correspondence enclosing details of your proposals as listed above.

We are not aware that any of BPA Pipelines apparatus, falls within the vicinity of the above noted location.

However, if the location of your work should change, please contact us immediately, on xx

Whilst we try to ensure the information we provide is accurate, the information is provided Without Prejudice and we accept no liability for claims arising from any inaccuracy, omissions or errors contained herein.

Yours faithfully

BPA Pipelines
lands@bpa.co.uk

Lancaster City Council
Planning Policy
Town Hall Marine Road East
MORECAMBE
Lancashire
LA4 5AF

Our ref: NO/2012/104361/OR-
13/PO1-L01
Your ref:
Date: 02 August 2018

Dear Sir/Madam

Wennington Neighbourhood Plan: Submission Version

Thank you for consulting us on the above document.

Environment Agency position

We support the policies given in this document, and note that our previous comments concerning Section 8 Flooding have now been incorporated (our ref NO/2012/104361/OR-11/PO1-LO1 dated 23 May 2018).

However there remains one minor correction that you may wish to consider, regarding the difference between the flood risk mapping, and the flood map for planning. To accurately distinguish between these two sources of data it would be more correct if Section 8.2 read “The Environment Agency flood risk assessment mapping provides information about areas at risk of flooding from difference sources – see Map 6 below.”

We trust that the above information is of assistance. If you'd like further detailed advice, please don't hesitate to contact me using the details below.

Yours faithfully

Mrs Liz Locke
Sustainable Places Officer

e-mail clplanning@environment-agency.gov.uk

Environment Agency
Lutra House Walton Summit, Bamber Bridge, Preston, PR5 8BX
Customer services line: 03708 506 506
www.gov.uk/environment-agency
End

Planning and Housing Policy Team
Lancaster City Council

Hannah Lorna Bevins
Consultant Town Planner

Tel: 01926 439127
n.grid@amecfw.com

Sent by email to:
planningpolicy@lancaster.gov.uk

1 August 2018

Dear Sir / Madam

**Wennington Neighbourhood Plan Consultation
SUBMISSION ON BEHALF OF NATIONAL GRID**

National Grid has appointed Wood to review and respond to development plan consultations on its behalf. We are instructed by our client to submit the following representation with regards to the above Neighbourhood Plan consultation.

About National Grid

National Grid owns and operates the high voltage electricity transmission system in England and Wales and operate the Scottish high voltage transmission system. National Grid also owns and operates the gas transmission system. In the UK, gas leaves the transmission system and enters the distribution networks at high pressure. It is then transported through a number of reducing pressure tiers until it is finally delivered to our customer. National Grid own four of the UK's gas distribution networks and transport gas to 11 million homes, schools and businesses through 81,000 miles of gas pipelines within North West, East of England, West Midlands and North London.

To help ensure the continued safe operation of existing sites and equipment and to facilitate future infrastructure investment, National Grid wishes to be involved in the preparation, alteration and review of plans and strategies which may affect our assets.

Specific Comments

An assessment has been carried out with respect to National Grid's electricity and gas transmission apparatus which includes high voltage electricity assets and high-pressure gas pipelines and also National Grid Gas Distribution's Intermediate / High Pressure apparatus.

National Grid has identified the following high-pressure gas pipeline as falling within the Neighbourhood area boundary:

- **FM29 - Pannal to Nether Kellett**

From the consultation information provided, the above high-pressure gas pipeline does not interact with any of the proposed development sites.

Gas Distribution – Low / Medium Pressure

Gables House
Kenilworth Road
Leamington Spa
Warwickshire CV32 6JX
United Kingdom
Tel +44 (0) 1926 439 000
woodplc.com

Wood Environment
& Infrastructure Solutions UK Limited
Registered office:
Booths Park, Chelford Road, Knutsford,
Cheshire WA16 8QZ
Registered in England.
No. 2190074



Whilst there is no implications for National Grid Gas Distribution's Intermediate / High Pressure apparatus, there may however be Low Pressure (LP) / Medium Pressure (MP) Gas Distribution pipes present within proposed development sites. If further information is required in relation to the Gas Distribution network please contact plantprotection@cadentgas.com

Key resources / contacts

National Grid has provided information in relation to electricity and transmission assets via the following internet link:

<http://www2.nationalgrid.com/uk/services/land-and-development/planning-authority/shape-files/>

The first point of contact for all works within the vicinity of gas distribution assets is Plant Protection (plantprotection@nationalgrid.com).

Information regarding the transmission and distribution network can be found at: www.energynetworks.org.uk

Please remember to consult National Grid on any Neighbourhood Plan Documents or site-specific proposals that could affect our infrastructure. We would be grateful if you could add our details shown below to your consultation database:

Hannah Lorna Bevins
Consultant Town Planner

n.grid@amecfw.com

Wood E&I Solutions UK Ltd
Gables House
Kenilworth Road
Leamington Spa
Warwickshire
CV32 6JX

Spencer Jefferies
Development Liaison Officer, National Grid

box.landandacquisitions@nationalgrid.com

National Grid House
Warwick Technology Park
Gallows Hill
Warwick
CV34 6DA

I hope the above information is useful. If you require any further information please do not hesitate to contact me.

Yours faithfully

[via email]

Hannah Lorna Bevins
Consultant Town Planner

cc. Spencer Jefferies, National Grid

From: Consultations (NE) [mailto:consultations@naturalengland.org.uk]
Sent: 24 July 2018 15:59
To: planningpolicy <planningpolicy@lancaster.gov.uk>
Subject: Wennington Neighbourhood Plan - NE response

Our Ref. 253038

Dear Sir/Madam

Thank you for your consultation regarding the Wennington Draft Neighbourhood Plan dated 20th July 2018.

Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals.

We have reviewed the attached plan however **Natural England does not have any specific comments on this draft neighbourhood plan.**

If the Neighbourhood Plan changes and there is the potential for environmental impacts, Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA) screening exercises may need to be undertaken.

Yours faithfully

Jacqui Salt
Natural England
Consultation Service
Hornbeam House
Crewe Business Park
Electra Way,
Crewe
Cheshire, CW1 6GJ

Enquiries line: 0300 060 3900
Email: consultations@naturalengland.org.uk
www.gov.uk/natural-england

From: TownPlanning LNW [mailto:TownPlanningLNW@networkrail.co.uk]

Sent: 23 July 2018 10:10

To: planningpolicy <planningpolicy@lancaster.gov.uk>

Subject: Lancaster - Wennington Neighbourhood Plan

Lancaster– Wennington Neighbourhood Plan Final version

As you are aware Network Rail is a statutory consultee for any planning applications within 10 metres of relevant railway land (as the Rail Infrastructure Managers for the railway, set out in Article 16 of the Development Management Procedure Order) and for any development likely to result in a material increase in the volume or a material change in the character of traffic using a level crossing over a railway (as the Rail Network Operators, set out in Schedule 4 (J) of the Development Management Procedure Order); in addition you are required to consult the Office of Rail and Road (ORR).

The existing operational railway line is included within the neighbourhood plan area.

(1)

There are level crossings that could be impacted by outside party proposals in the neighbourhood area.

Hornby Castle Estate (e361343 / n 469844)

Clints Field (e363011 / n 469908)

Development proposals should be accompanied by a TS/TA which includes consideration of the impact of proposals upon level crossing(s) with mitigation implemented as required. Network Rail would encourage the council to adopt specific policy wording to ensure that

- a) The impact of proposed new development (including cumulative impact) on the risk at existing level crossings is assessed by the developer(s), and
- b) suitable mitigation incorporated within the development proposals and fully funded by the developer(s). TS/TAs should be undertaken in conjunction with the local highways authority with advice from Network Rail.

(2)

Sustainable drainage proposals should take into account the impacts upon adjacent railway infrastructure, i.e. proposals must not import a risk of flooding, pollution, soil slippage onto the existing operational railway. Sustainable drainage systems within the Local Plan area should be directed away from the railway and should not use soakaways within 30m of the railway boundary. Attenuation ponds/basins on sites adjacent to or near to the railway boundary should only be included in proposals with the agreement of Network Rail and should not be included in proposals that are adjacent to a railway cutting.

(3)

Consideration should be given in Transport Assessments to the potential for increased footfall at Wennington Railway Station as a result of proposals for residential development / employment areas within the neighbourhood plan area. Location of the proposal, accessibility and density of the development, trip generation data should be considered in relation to the station. Where proposals are likely to increase footfall and the need for car parking at the station; the council should include developer contributions (either via CIL, S106) to provide funding for enhancements as part of planning decisions.

(4)

Developments in the neighbourhood areas should be notified to Network Rail to ensure that:

- (a) Access points / rights of way belonging to Network Rail are not impacted by developments within the area.
- (b) That any proposal does not impact upon the railway infrastructure / Network Rail land e.g.
 - Drainage works / water features

- Encroachment of land or air-space
- Excavation works
- Siting of structures/buildings less than 2m from the Network Rail boundary / Party Wall

Act issues

- Lighting impacting upon train drivers ability to perceive signals
- Landscaping that could impact upon overhead lines or Network Rail boundary treatments
- Any piling works
- Any scaffolding works
- Any public open spaces and proposals where minors and young children may be likely to use a site which could result in trespass upon the railway (which we would remind the council is a criminal offence under s55 British Transport Commission Act 1949)
- Any use of crane or plant
- Any fencing works
- Any demolition works
- Any hard standing areas

All initial proposals and plans should be flagged up to the Network Rail Town Planning Team London North Western Route at the following address:

Town Planning Team LNW
Network Rail
1st Floor
Square One
4 Travis Street
Manchester
M1 2NY

Email: TownPlanningLNW@networkrail.co.uk

From

Diane Clarke
Town Planning Technician LNW (AssocRTPI)
Network Rail
TownPlanningLNW@networkrail.co.uk

From: Helm, Davina [REDACTED]
Sent: 20 July 2018 14:46
To: planningpolicy <planningpolicy@lancaster.gov.uk>
Cc: Hines, Rachel <Rachel.Hines@lancashire.pnn.police.uk>
Subject: RE: Wennington Neighbourhood Plan Submission

Good afternoon.

Thank you for providing Lancashire Constabulary Designing Out Crime Officers with the opportunity to comment on the Wennington Neighbourhood Plan 2011-2031.

When developing your Neighbourhood Plans, please could we ask that you consider and make links to Lancaster Council's Core Strategy 2003-2021 (adopted July 2008) document in relation to building development and community safety/crime prevention issues;

Policy SC 6: Crime and Community Safety

To build sustainable communities by using spatial planning to reduce crime and the fear of crime.

4.63 & 4.64: Purpose: The Council will use spatial planning to enhance community safety by: Throughout the District, encouraging high quality, pedestrian friendly designs and incorporating "Secure by Design" principles and attention to personal safety issues in all new development.

Further details regarding Secured by Design can be found at www.securedbydesign.com

Also, in relation to any local car parks, please could you consider adopting Safer Parking Scheme principles and standards when designing and developing these facilities. The Park Mark® Safer Parking Scheme is a Police Crime Prevention Initiative and is aimed at reducing both crime and the fear of crime in parking facilities. Further information about the Safer Parking Scheme can be found at www.parkmark.co.uk

All planning consultations and changes to policy in relation to crime, community safety or security issues should be sent to alo@lancashire.pnn.police.uk

Kind regards
Davina

Davina Helm
Designing Out Crime Officer – Lancashire Constabulary

From: Hilton, Warren [mailto:Warren.Hilton@highwaysengland.co.uk]

Sent: 20 July 2018 13:57

To: planningpolicy <planningpolicy@lancaster.gov.uk>

Subject: RE: Wennington Neighbourhood Plan Submission

FAO: Planning and Housing Policy Team, Lancaster City Council

Thank you for inviting Highways England to comment on the Submission Version Wennington Neighbourhood Plan.

There are no comments that we feel we need to make on the Plan and don't need to be consulted as this plan progresses.

Please contact me if you would like to discuss anything about this email.

Kind regards,

Warren Hilton, Assistant Asset Manager

Highways England | Piccadilly Gate | Store Street | Manchester | M1 2WD

Tel: +44 (0) 300 470 5226

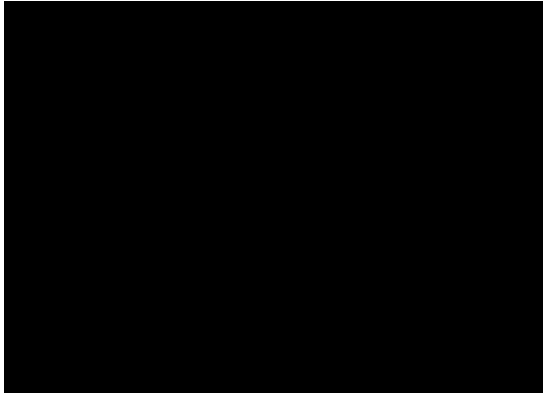
Web: <http://www.highways.gov.uk>



Page 2: Part A: Personal Details

Q1 Personal Details

Title
First Name
Last Name
Address Line 1
Postcode
E-Mail address
Telephone Number



Q2 Agent Details (if applicable)

Respondent skipped this question

Q3 Do you wish to remain informed over future decisions of the Neighbourhood Plan in accordance with Regulation 16 (iv) of the 2012 Regulations. **Yes**

Page 3: 1st Representation

Q4 Question 1: Do you support the Wennington Neighbourhood Plan in meeting the following basic conditions. Please tick the box if you agree

Having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make [the plan]

,

The making of [the plan] contributes to the achievement of sustainable development

,

The making of [the plan] is in general conformity with the strategic policies

,

contained in the development plan for the area of the authority (or any part of that area)

,

The making of [the plan] does not breach, and is otherwise compatible with, EU obligations

,

Prescribed conditions are met in relation to [the plan] and prescribed matters have been complied with in connection with the proposal for [the plan]

Q5 Question 2: Which part of the Neighbourhood Plan do your comments relate to?

Paragraph

Q6 Question 3: To help the examiner consider your representation, please specify which part of the plan you are commenting on, using the page number, section, paragraph, policy or map. Put your comments below:

4.2 - I generally support the aims of this section. The allowance of conversion of existing substantial agricultural buildings and other brown field sites for housing with original external appearance maintained where possible will allow modest housing expansion in the area without detrimental effect on the surrounding countryside and hopefully will be adopted in other parish plans. 4.2 should allow infilling within the village envelope with new housing but only built or clad in local stone and designed to match the style of existing village housing.

7.2 - The Rail Station and Bus service should be included in village assets.

With recent cuts in rural services many villages no longer have a bus service. The maintenance of a bus service to the village is a major asset for the community and the area Councils and Planning authorities should be aware of this.

The continuance of an open rail station and services to a village of this size is almost unique. Although the station is just outside the Parish boundary it is almost in the village centre and should be recorded as a major asset.

7.5 - Following negotiations with the operators by the local Community Rail Partnership and Lancaster-Skipton Rail User Group the rail service to the village has now increased to 7 trains a day as against 5 shown in this document and the figure should be changed. The new service now provides the ability to commute to and from Leeds and area for the first time in over 25 years and also includes a late train back from Leeds considerably increasing the accessibility of the parish. The CRP and RUG are now working to obtain a further daily train allowing commutability to Carnforth and Lancaster.

I support the suggestion of a bus/rail interchange at Wennington station but this would require integration of bus and rail times. Additional buses from Kirkby Lonsdale via Wennington, as proposed in the plan, would enable a rail connection from villages in the upper Lune valley if timed appropriately.

Q7 Would you like to submit any supporting documents? **Respondent skipped this question**

Q8 Would you like to make another representation? **No**

Page 4: 2nd Representation

Q9 Question 1: Do you support the Wennington Neighbourhood Plan in meeting the following basic conditions. Please tick the box if you agree **Respondent skipped this question**

Q10 Question 2: Which part of the Neighbourhood Plan do your comments relate to? **Respondent skipped this question**

Q11 Question 3: To help the examiner consider your representation, please specify which part of the plan you are commenting on, using the page number, section, paragraph, policy or map. Put your comments below: **Respondent skipped this question**

Q12 Would you like to submit any supporting documents?

Respondent skipped this question

Q13 Would you like to make another representation?

Respondent skipped this question

Page 5: 3rd Representation

Q14 Question 1: Do you support the Wennington Neighbourhood Plan in meeting the following basic conditions. Please tick the box if you agree

Respondent skipped this question

Q15 Question 2: Which part of the Neighbourhood Plan do your comments relate to?

Respondent skipped this question

Q16 Question 3: To help the examiner consider your representation, please specify which part of the plan you are commenting on, using the page number, section, paragraph, policy or map. Put your comments below:

Respondent skipped this question

Q17 Would you like to submit any supporting documents?

Respondent skipped this question

Q18 Would you like to make another representation?

Respondent skipped this question

Page 6: 4th Representation

Q19 Question 1: Do you support the Wennington Neighbourhood Plan in meeting the following basic conditions. Please tick the box if you agree

Respondent skipped this question

Q20 Question 2: Which part of the Neighbourhood Plan do your comments relate to?

Respondent skipped this question

Q21 Question 3: To help the examiner consider your representation, please specify which part of the plan you are commenting on, using the page number, section, paragraph, policy or map. Put your comments below:

Respondent skipped this question

Q22 Would you like to submit any supporting documents?

Respondent skipped this question

Q23 Would you like to make another representation?

Respondent skipped this question

Page 7: 5th Representation

Q24 Question 1: Do you support the Wennington Neighbourhood Plan in meeting the following basic conditions. Please tick the box if you agree

Respondent skipped this question

Q25 Question 2: Which part of the Neighbourhood Plan do your comments relate to?

Respondent skipped this question

Q26 Question 3: To help the examiner consider your representation, please specify which part of the plan you are commenting on, using the page number, section, paragraph, policy or map. Put your comments below:

Respondent skipped this question

Q27 Would you like to submit any supporting documents?

Respondent skipped this question

Q28 Would you like to make another representation?

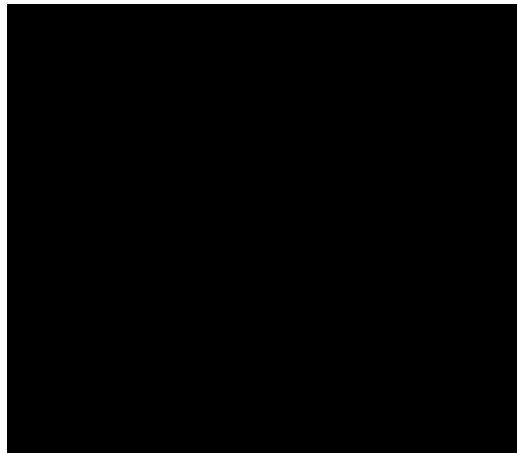
Respondent skipped this question



Page 2: Part A: Personal Details

Q1 Personal Details

Title
First Name
Last Name
Address Line 1
Address Line 2
Postcode
E-Mail address
Telephone Number



Q2 Agent Details (if applicable)

Respondent skipped this question

Q3 Do you wish to remain informed over future decisions of the Neighbourhood Plan in accordance with Regulation 16 (iv) of the 2012 Regulations. **Yes**

Page 3: 1st Representation

Q4 Question 1: Do you support the Wennington Neighbourhood Plan in meeting the following basic conditions. Please tick the box if you agree

Having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make [the plan]

,

The making of [the plan] contributes to the achievement of sustainable development

,

The making of [the plan] is in general conformity with the strategic policies

,

contained in the development plan for the area of the authority (or any part of that area)

,

The making of [the plan] does not breach, and is otherwise compatible with, EU obligations

,

Prescribed conditions are met in relation to [the plan] and prescribed matters have been complied with in connection with the proposal for [the plan]

Q5 Question 2: Which part of the Neighbourhood Plan do your comments relate to?

Paragraph

Q6 Question 3: To help the examiner consider your representation, please specify which part of the plan you are commenting on, using the page number, section, paragraph, policy or map. Put your comments below:

4.2 There should be explicit reference to Registered Commons and these should be marked on a map. These can be found on MAGIC

Q7 Would you like to submit any supporting documents?

Respondent skipped this question

Q8 Would you like to make another representation?

No

Page 4: 2nd Representation

Q9 Question 1: Do you support the Wennington Neighbourhood Plan in meeting the following basic conditions. Please tick the box if you agree

Respondent skipped this question

Q10 Question 2: Which part of the Neighbourhood Plan do your comments relate to?

Respondent skipped this question

Q11 Question 3: To help the examiner consider your representation, please specify which part of the plan you are commenting on, using the page number, section, paragraph, policy or map. Put your comments below:

Respondent skipped this question

Q12 Would you like to submit any supporting documents?

Respondent skipped this question

Q13 Would you like to make another representation?

Respondent skipped this question

Page 5: 3rd Representation

Q14 Question 1: Do you support the Wennington Neighbourhood Plan in meeting the following basic conditions. Please tick the box if you agree

Respondent skipped this question

Q15 Question 2: Which part of the Neighbourhood Plan do your comments relate to?

Respondent skipped this question

Q16 Question 3: To help the examiner consider your representation, please specify which part of the plan you are commenting on, using the page number, section, paragraph, policy or map. Put your comments below:

Respondent skipped this question

Q17 Would you like to submit any supporting documents?

Respondent skipped this question

Q18 Would you like to make another representation?

Respondent skipped this question

Page 6: 4th Representation

Q19 Question 1: Do you support the Wennington Neighbourhood Plan in meeting the following basic conditions. Please tick the box if you agree

Respondent skipped this question

Q20 Question 2: Which part of the Neighbourhood Plan do your comments relate to?

Respondent skipped this question

Q21 Question 3: To help the examiner consider your representation, please specify which part of the plan you are commenting on, using the page number, section, paragraph, policy or map. Put your comments below:

Respondent skipped this question

Q22 Would you like to submit any supporting documents?

Respondent skipped this question

Q23 Would you like to make another representation?

Respondent skipped this question

Page 7: 5th Representation

Q24 Question 1: Do you support the Wennington Neighbourhood Plan in meeting the following basic conditions. Please tick the box if you agree

Respondent skipped this question

Q25 Question 2: Which part of the Neighbourhood Plan do your comments relate to?

Respondent skipped this question

Q26 Question 3: To help the examiner consider your representation, please specify which part of the plan you are commenting on, using the page number, section, paragraph, policy or map. Put your comments below:

Respondent skipped this question

Q27 Would you like to submit any supporting documents?

Respondent skipped this question

Q28 Would you like to make another representation?

Respondent skipped this question

#5

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, August 30, 2018 4:26:42 PM
Last Modified: Friday, August 31, 2018 4:30:12 PM
Time Spent: Over a day
IP Address: 217.114.51.114

Page 2: Part A: Personal Details

Q1 Personal Details

Title	Mr
First Name	Henry
Last Name	Cumbers
Organisation (if applicable)	Lancaster City Council
Address Line 1	Planning and Housing Policy Team, Regeneration and Planning Service
Address Line 2	Lancaster City Council
Address Line 3	PO Box 4 Lancaster Town Hall, Dalton Square, Lancaster
Postcode	LA1 1QR
E-Mail address	hcumbers@lancaster.gov.uk
Telephone Number	01524582811

Q2 Agent Details (if applicable)

Respondent skipped this question

Q3 Do you wish to remain informed over future decisions of the Neighbourhood Plan in accordance with Regulation 16 (iv) of the 2012 Regulations. **No**

Page 3: 1st Representation

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contained in the development plan for the area of the authority (or any part of that area)

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Q5 Question 2: Which part of the Neighbourhood Plan do your comments relate to?

Policy

Q6 Question 3: To help the examiner consider your representation, please specify which part of the plan you are commenting on, using the page number, section, paragraph, policy or map. Put your comments below:

Please find attached

Q7 Would you like to submit any supporting documents?

20180831163259268.pdf (425.5KB)

Q8 Would you like to make another representation?

No

Page 4: 2nd Representation

Q9 Question 1: Do you support the Wennington Neighbourhood Plan in meeting the following basic conditions. Please tick the box if you agree

Respondent skipped this question

Q10 Question 2: Which part of the Neighbourhood Plan do your comments relate to?

Respondent skipped this question

Q11 Question 3: To help the examiner consider your representation, please specify which part of the plan you are commenting on, using the page number, section, paragraph, policy or map. Put your comments below:

Respondent skipped this question

Q12 Would you like to submit any supporting documents?

Respondent skipped this question

Q13 Would you like to make another representation?

Respondent skipped this question

Page 5: 3rd Representation

Q14 Question 1: Do you support the Wennington Neighbourhood Plan in meeting the following basic conditions. Please tick the box if you agree

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Q15 Question 2: Which part of the Neighbourhood Plan do your comments relate to?

Respondent skipped this question

Q16 Question 3: To help the examiner consider your representation, please specify which part of the plan you are commenting on, using the page number, section, paragraph, policy or map. Put your comments below:

Respondent skipped this question

Q17 Would you like to submit any supporting documents?

Respondent skipped this question

Q18 Would you like to make another representation?

Respondent skipped this question

Page 6: 4th Representation

Q19 Question 1: Do you support the Wennington Neighbourhood Plan in meeting the following basic conditions. Please tick the box if you agree

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Page 7: 5th Representation

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Respondent skipped this question

Q28 Would you like to make another representation?

Respondent skipped this question



Contact: Planning Policy
Telephone: 01524 582383
Fax: 01524 582322
Email: planningpolicy@lancaster.gov.uk
Website: www.lancaster.gov.uk
Our Ref:



Lancaster City Council
Morecambe Town Hall
Marine Road East
Morecambe
Lancashire
LA4 5AF

Regeneration and Planning Service
PO Box 4
Town Hall
Lancaster LA1 1QR
DX63531

31st August 2018

Dear Sir/Madam,

These comments form an officer response on behalf of Lancaster City Council in relation to the Wennington Neighbourhood Plan Regulation 16 consultation. The Wennington Neighbourhood Plan Sub Group has liaised continuously with the Council since the designation of Wennington Parish as a Neighbourhood Plan area in November 2016. This has included several informal consultation stages where the Council has provided a response.

This liaison has provided strong opportunity for an informed Neighbourhood Plan to be prepared. In light of this the Council considers that the Submission version of the neighbourhood plan as submitted is now in a form we would recommend is ready for examination.

The Neighbourhood Plan has been written coherently with succinct policies that seek to provide a positive response to the challenges present in Wennington given its sparse rural nature with a population of less than 200 residents.

Wennington is not identified as a sustainable rural settlement under current adopted policy DM42 of the 2014 adopted Development Management DPD nor under emerging policy SP2 of the Strategic Policies and Land Allocations DPD which if adopted will replace current policy.

Therefore whilst the Wennington Neighbourhood Plan does not propose allocating land for residential use, this is expected given the rural nature of the settlement with no day to day services and accords with the strategic policies of the Development Plan. Policy WEN4 does indeed seek to support minor development where it meets a proven local need taking account of the most up to date evidence or involves the sensitive conversion of existing redundant and vacant former agricultural or other buildings. The Council supports this policy approach.

We are aware of the liaison that has taken place during previous rounds of consultation with other statutory consultees including the Environment Agency, Historic England and Natural England and the subsequent revisions that have taken place following the responses provided.

A Strategic Environmental Assessment and Habitat Regulations Assessment Screening Opinion has been undertaken as part of the Neighbourhood Plan preparation which concluded that the plan is not likely to have any significant effects.

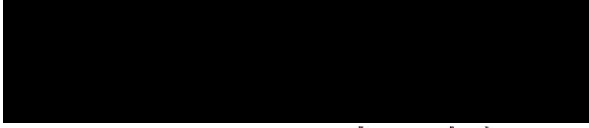


Health &
Wellbeing
Award



In conclusion we therefore support the contents of the Neighbourhood Development Plan and consider that it meets the basic conditions as required by the Neighbourhood Plan Regulations (2012). We would like to take this opportunity to wish the Sub Group success through the course of examination.

Yours sincerely



Maurice Brophy
Planning and Housing Policy Manager