

Barton Willmore on behalf of H20 LLP

Examination into the Lancaster District Local Plan

Matter 3

Representation ID: 51

Suggested amendments to Policy SG12 and SG13 of the Local Plan

1. Further to our Client's participation in the Matter 3 Hearing Session for the Examination of the Local Plan the Council noted that there were a number of emerging proposed modifications to Site Specific Policies within the Local Plan. The Council requested that, further to our Client's representations to the Hearing Session that any proposed modifications we sought to Policies SG12 and SG13 were made in writing.
2. Set out below is a proposed 'tracked changes' version of Policies SG12 and SG13 to reflect our comments made at the Hearing Session. The proposed amendments are intended to ensure that the Policies provide an appropriate flexibility to allow the detail of a future scheme to be worked up iteratively whilst maximizing benefits of the scheme and minimizing any impacts without seeking to determine exactly what those benefits / impacts are likely to be, which is properly the domain of a planning application.

Policy SG12: Land South of Windermere Road, South Carnforth

Greenfield land identified on the Local Plan Policies Map to the South of Windermere Road, South Carnforth, has been allocated as a site for residential-led development. The Council expects that once fully developed, the site will accommodate approximately 500 dwellings and a range of infrastructure that is necessary to facilitate these new homes.

~~**The Council will prepare a Development Brief to set out in more detail how development of this strategic site should move forward, particularly in the context of the wider growth in the South Carnforth area and the inter-linkages between this site and Lundsfield Quarry to the northwest. The recommendations of the Local Plan (Part One) Sustainability Appraisal should be taken into account when preparing this document.**~~

Commented [IG1]: We propose that this is increased to 600 should the Inspector agree with our Client's proposed extension to SG12.

The Council will expect that ~~future proposals for the site should be prepared in the context of this Development Brief and the context of strategic growth in the South Carnforth area.~~ Proposals should be taken forward through a comprehensive masterplan for the whole site which addresses the issues of phasing and the delivery of necessary infrastructure ~~and addressing the matters set out within the Development Brief.~~ The masterplan will set out how development of this strategic site should move forward, particularly in the context of the wider growth in the South Carnforth area and the inter-linkages between this site and Lundsfield Quarry to the northwest. The recommendations of the Local Plan (Part One) Sustainability Appraisal should be taken into account when preparing the masterplan.

In preparing the masterplan and future planning applications, the Council will require the following matters to be addressed:

General Requirements & Infrastructure Delivery

- I. The delivery of infrastructure to make the development acceptable in planning terms, including addressing the requirements of Policy SG13 of this DPD ~~in relation to wider strategic infrastructure needs in the South Carnforth area;~~
- II. The provision of sufficient levels of open space in accordance with the most up-to-date evidence in relation to the quantitative and qualitative needs for the locality ~~to supplement the strategic improvements identified in Policy SG13 of this DPD. Requirements will also be expected to take account of accessibility issues and should be delivered~~ in accordance with the requirements set out in Policy DM27 of the Development Management DPD;
- III. ~~Building an appropriate mix of housing types and sizes to meet evidenced local housing needs within the Council's most up-to-date Strategic Housing Market Assessment;~~
- IV. Approximately ~~430%~~ of the residential units will be ~~defined as 'affordable' which include the delivery of a full range of affordable products through dialogue with the Local Planning Authority provided as affordable housing in line with the requirements of Policy DM3 of the Development Management DPD;~~

Design Considerations

- V. The submission of a masterplan and accompanying Design and Access Statement detailed design statement, recognising the sites prominent location on the southern edge of Carnforth and its relationship with the North Lancashire Green Belt which is directly to the South. The design, layout and materials used should be sympathetic to the locality to create a strong sense of place,

providing a well-designed and high-quality environment for its residents;

- VI. Support will be given to development which seeks to adopt sustainable construction and design aimed at minimising energy use, reducing emissions and maximising energy efficiency in line with Policy DM52 of the Development Management DPD. This should~~Development should investigate opportunities to deliver district heating systems, the appropriate provision of electric charging points and other associated infrastructure for electric vehicles;~~ in line with Policy DM31 of the Development Management DPD;
- VII. Proposals should seek to provide a positive inter-relationship with the adjacent North Lancashire Green Belt providing ~~a sufficient buffer-an appropriate boundary~~ between new development and the Green Belt to the south;

Environment Considerations

- VIII. The submission of a suitable and appropriate landscaping plan that seeks to maximise the retention of~~an~~ existing natural features, including the retention of trees and hedgerows and makes the best use of the topography of the site. Landscaping should ~~seek to enhance~~address the sites position adjacent to Lancaster Canal;
- IX. To provide new home owners with 'Home Owner Packs'. This will include details of the sensitivities of the land adjacent to the development (and the wider Morecambe Bay coastline) to recreational pressure, and promote the use of alternative areas for recreation, such as public open space within the development;
- X. Proposals should contribute to the delivery of ~~a green corridor~~Green Infrastructure and ecological network within South Carnforth with opportunities for enhancing biodiversity, recreation and leisure uses to be investigated via any application;
- XI. Proposals will be expected to ~~address the~~take into account issues surrounding Lundsfield Quarry Central Biological Heritage Sites (BHS) with evidence of how the ~~development BHS will seek to be protected and enhanced the BHS; including proposals to -and how any residual impacts can be off-set~~ impacts via new planting and habitat creation where appropriate. The Council will also expect development proposals to investigate opportunities to deliver positive benefits to biodiversity ~~through the restoration, enhancement and creation of appropriate semi-natural habitats within and through the site to maintain, restore and create functional ecological frameworks;~~in line with the requirements of Policy DM43 of the Development Management DPD;
- XII. The preparation of a Flood Risk Assessment that details how, through the design, construction and occupation phases of development the matters of flood risk will be dealt with, particularly in relation to the Back Lane Watercourse to the East of the site. This should include, where necessary, suitable and appropriate mitigation measures which are delivered to the

satisfaction of both the Environment Agency and Lead Local Flood Authority;

- XIII. The submission of a comprehensive drainage plan that sets out how surface water will be managed on the site. Proposals should have regard to the Surface Water Drainage Hierarchy as set out in Policy DM34 of the Development Management DPD.

Transport Considerations

- XIV. The delivery of a highways scheme which provides safe suitable and appropriate access onto Back Lane and into the Lundsfield Quarry site to the north, as identified under Policy SG11 of this DPD. Further access points should be investigated into the Highfield estate for cycling, walking, public transport and emergency vehicles only;
- XV. The incorporation of cycle and pedestrian access ~~with strong and positive~~ linkages to the existing network including improvements to cycling and pedestrian links from the site into Carnforth Town Centre via the Lundsfield Quarry site where appropriate.

Development proposals ~~any associated masterplan~~ will be expected to take fully into account ~~the content of the Development Brief and~~ all other relevant policies within the Local Plan.

Policy SG13: Infrastructure Requirement & Delivery for Growth in South Carnforth

In delivering strategic growth in South Carnforth it will be essential that the strategic and necessary infrastructure is delivered, at the appropriate time in an appropriate place, to make development acceptable in planning terms and ensure that a sustainable growth to South Carnforth is achieved.

The infrastructure that is required to make strategic growth in South Carnforth achievable is set out in more detail within the Council's Infrastructure Delivery Plan (IDP), which accompanies this Local Plan. In delivering future proposals for growth the Council will require both the development sites identified via Policies SG11 and SG12 to address the following issues in a fair and equal manner:

- I. The provision of additional school places required at a primary level. To achieve this it is expected that new development funds the creation of a new school, to be provided within Strategic Site SG12 in an appropriate, convenient and accessible location to be agreed with the education authority. ~~The new primary should be Single Form Entry in size however, should be provided on a plot which could be expanded in the future to create a two form entry~~

Commented [IG2]: The expectations for primary provision should be placed in the supporting text if necessary at all. A planning application at the Site will need to demonstrate the most appropriate solution to providing primary education in agreement with the LEA.

- ~~school. The delivery of the new school should be commissioned and delivered in partnership with the education authority;~~
- II. The provision of additional school places **required** at a secondary level. To achieve this it is expected that contributions will be made from both sites towards the delivery of a new secondary school on Bailrigg Garden Village (as identified via Policy SG1 of this DPD) which will increase the range of secondary school places in the district to meet projected future needs;
 - III. The delivery of improvements to the existing highway network, ~~particularly relating to any necessary improvements to both Kellet Road and Back Lane to the satisfaction of the local highways authority and which necessary to~~ maintains existing capacity levels, and **which does** not restrict HGV movements to nearby quarry operations;
 - IV. The creation of improved cycling and walking linkages between the proposed growth in South Carnforth and Carnforth Town Centre. ~~This should include the creation of a new bridge over the Lancaster Canal for both pedestrians and cyclists at an appropriate and logical point. Improvements should also be made to the Canal Towpath to encourage greater levels of accessibility along the Canal both northwards and southwards towards Bolton-le-Sands. Proposals should come forward with appropriate mechanisms for future maintenance of the bridge and wider route;~~
 - V. Contributions should be made towards improvements to public transport, with a particular emphasis on how bus services can be linked with the site providing a local service between this area of growth and Carnforth Town Centre. The Council will expect such improvements to be investigated jointly with Lancashire County Council and local bus operators;
 - VI. The creation of a new recreational hub for the wider Carnforth area, as identified under Policy SC5 of this DPD. The proposals should seek to deliver a high quality set of facilities for a range of outdoor sports. ~~The facility should be appropriately managed (preferably via local sporting groups) and provide access to local teams and the wider general public. The facilities should be delivered in accordance with relevant Sport England guidance and include training facilities, a changing room / pavilion and a series of sport pitches.~~ The facility should be design in the context of its positioning within the North Lancashire Green Belt. ~~Accordingly the Council will expect elements of this facility (such as floodlit areas and built structures) to be provided outside of the Green Belt designation;~~ and
 - VII. The provision of sufficient utility infrastructure ~~for both Sites SG11 and SG12~~ working with the relevant infrastructure providers to ensure that such provision is achieved in a timely manner.

Where necessary and appropriate to do so, applicants may be required to enter into legal agreements that set out further detailed mechanisms and timings of delivery of necessary infrastructure identified in this policy.

Commented [IG3]: The detail of the final scheme should be developed as part of a planning application submission. We understand the bridge proposal is likely to be a requirement of the Lunsfield Quarry Application, however, until the final scheme is finalised it is not necessary to specify individual elements. The Council's aspirations for the scheme would be appropriate within the supportive text of the Policy.

Commented [IG4]: As above, detail of the scheme should be provided by a planning application - aspirations for the Site should be included within the supportive text of the policy rather than being a policy requirement.

**BARTON
WILLMORE**