

# **Slyne with Hest Neighbourhood Plan Area Designation**

## **Consultation Report**

**March 2016**

## 1. Introduction

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

## 2. Background

- 2.1 Slyne with Hest Parish Council submitted an application on 22<sup>nd</sup> January 2016 to designate their neighbourhood plan area, this proposal covered the whole parish area.
- 2.2 Lancaster City Council consulted on the application for 4 weeks, from 1<sup>st</sup> February 2016 to 29<sup>th</sup> February 2016, before making a decision.
- 2.3 A press release was issued and an information email was also sent out to the planning policy consultation list (1,459 contacts).
- 2.4 The application letter, completed form and a map of proposed area could be viewed on the council's website and at the Slyne with Hest Memorial Hall, Hanging Green Lane and on Parish Council noticeboards.
- 2.5 Comments could be sent to the Planning and Housing Policy Team by email or post.

## 3. Summary of Consultation Responses

- 3.1 9 organisations and 6 individuals responded to the Slyne with Hest neighbourhood plan designation area consultation.
  - Marie West (02.02.16)
  - United Utilities (02.02.16)
  - Highways England (02.02.16)
  - Ann Turnbull (03.02.16)
  - Health and Safety Executive (05.02.16)
  - Paul Casson (07.02.16)
  - South Lakeland District Council (08.02.16)
  - Environment Agency (10.02.16)
  - John Leach (10.02.16)
  - Diana Bell (11.02.16)
  - Lancashire Wildlife Trust (12.02.16)
  - David Alexander (19.02.16)
  - Applethwaite Homes (23.02.16)
  - Natural England (25.02.16)
  - Hollins Strategic Land (29.02.16)

- 3.2 There have been no objections to the proposed Slyne with Hest neighbourhood plan designation area, however a range of advice and guidance has been provided by a number of respondents.
- 3.3 A number of local residents (5 in total) fully supported the preparation of a neighbourhood plan for the area highlighting the importance of providing community direction into managing future development.
- 3.4 The Health and Safety Executive highlighted that a number of consultation zones were within the proposed neighbourhood plan boundary. Various issues were raised including housing allocations, workplace allocations and mixed use allocations. They recommended that consultation zones should be marked on future maps to identify future development proposals that could encroach on consultation zones and the extent of any encroachment that could occur. They suggested that proposal maps in site allocation development planning documents may be suitable for presenting this information. They particularly recommended marking the zones associated with MAHPs and the HSE advises that Halton with Aughton should contact the pipeline operator for up to date information on pipeline location, as pipeline can be diverted by operators from notified routes. HSE have sent a copy of their response letter to the relevant pipeline operator.
- 3.5 Both the Environment Agency and Highways England had no comments to make on the area designation, however both parties wish to be kept informed and consulted with in the future should the designation be approved.
- 3.6 South Lakeland District Council highlighted that the proposed Neighbourhood Planning area lies adjacent to the Lancashire part of the Arnsdale and Silverdale Area of Outstanding Natural Beauty (AONB). In preparing a Development Plan Document for this AONB South Lakeland DC welcome the opportunity to work jointly with the Parish council as is relevant for the preparation of both the DPD and the Neighbourhood Plan.
- 3.7 United Utilities Water Limited had no comments to make. However, they would like to be included in further consultations to ensure that they can facilitate the delivery of necessary sustainable infrastructure in line with the Neighbourhood Plan delivery targets, whilst safeguarding services for their customers. They requested that this response should be considered in conjunction with historical responses.
- 3.8 Responses have been received from both Natural England and the Lancashire Wildlife Trust who have provided useful background information and context for future plan preparation.
- 3.9 There have been two responses from the development industry, neither wishing to object to the area designation but both raising concern over the potential aims and objectives of the Neighbourhood Plan, particularly in relation to the Green Belt. Whilst these may represent valid concerns for the future plan process they are not relevant to whether the area should be designated or not.
- 3.10 Should interested parties wish to read the full submissions made in relation to the area designation these are available upon request from the Planning and Housing Policy Team on 01524 582329 or [planningpolicy@lancaster.gov.uk](mailto:planningpolicy@lancaster.gov.uk).

## **4. Conclusion**

- 4.1 Following the statutory 4 week consultation, there have been no objections to the proposed Slyne with Hest neighbourhood plan designation area. Accordingly the Council will seek to formally designate Slyne-with-Hest Parish as a Neighbourhood Planning Area.