

**Arkholme-with-Cawood
Neighbourhood Plan
Area Designation**

Consultation Report

December 2017

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 Arkholme-with-Cawood Parish Council submitted an application on 18 September 2017 to designate their neighbourhood plan area, this proposal covered the whole parish area.
- 2.2 Following agreement of the consultation start date, press release and notice, Lancaster City Council consulted on the application for 4 weeks, from 7 November to 5 December 2017, 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 (2,136 contacts).
- 2.4 The application letter, completed form and a map of the proposed area could be viewed on the Council's website.
- 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 responded to the Arkholme-with-Cawood neighbourhood plan designation area consultation.
 - Highways England (7.11.17)
 - National Grid (8.11.17)
 - Network Rail (9.11.17)
 - Natural England (10.11.17)
 - Sport England (15.11.17)
 - Coal Authority (1.12.17)
 - Canal and River Trust (4.12.17)
 - Gladman Developments Ltd (land promoter) (5.12.17)
 - Lancashire Wildlife Trust (6.12.17)
- 3.2 There have been no objections to the proposed Arkholme-with-Cawood neighbourhood plan designation area, however a range of advice and guidance has been provided by a number of respondents.

- 3.3 **Highways England, Network Rail, Natural England, the Coal Authority and the Canal and River Trust** had no comments to make on the area designation.
- 3.4 **National Grid** highlighted that ‘FM11 – Grayrigg to Samlesbury’ high-pressure gas pipeline falls within the neighbourhood area boundary, although this does not interact with any of the proposed development sites. However, there may be low pressure/medium pressure gas distribution pipes within proposed development sites. Key resource links and contacts were provided, along with a reminder to consult National Grid on neighbourhood planning documents and/or site specific proposals that could affect their infrastructure.
- 3.5 **Network Rail** requested that once a designated area document is produced, they should be issued with a copy for review and comment. They provided a reminder that Network Rail is a statutory consulted for any planning applications within 10 metres of relevant railway land 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 of the Development; in addition you are required to consult the Office of Rail and Road.
- 3.6 **Natural England** provided some useful guidance on their role, planning policy for the natural environment and ‘neighbourhood planning and the natural environment: information, issues and opportunities’, and suggest that this could be considered as the neighbourhood plan or order is developed.
- 3.7 **Sports England** provided some useful guidance on the need for the neighbourhood plan to reflect and comply with national planning policy for sport. They also highlighted the need to be aware of Sport England’s statutory consultee role in protecting playing fields and the presumption against the loss of playing field land. Information links have been provided to a range of other guidance on developing planning policy and new facilities. Sports England recommend referring to the council’s playing pitch strategy (currently being developed).
- 3.8 The **Canal and River Trust** highlight that the Lancaster Canal is located further west of the boundary of the neighbourhood area, therefore they made no comment.
- 3.9 **Gladman Developments Ltd** highlighted a number of key requirements that the neighbourhood plan will need to consider. This includes legislation, the need to meet basic conditions and the risk of failing when reaching the independent examination, high court judgements, National Planning Policy Framework, relationship with the Local Plan, neighbourhood plan policies and proposals and sustainability appraisal/strategic environmental assessment. They have requested to be involved in further consultations and offer their assistance with the preparation of the neighbourhood plan.
- 3.10 Lancashire Wildlife Trust have highlighted that the boundary of the neighbourhood plan area includes three non-statutory local sites, parts of three other non-statutory local sites and adjoins the boundaries of two non-statutory local sites. They also highlight the ‘biodiversity duty’ that Arkholme-with-Cawood has to conserve and enhance sites of importance for biodiversity through the preparation and implementation of the neighbourhood plan. Details of habitat, species, ecological networks and net gains in nature are also provided.

- 3.11 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 582383 or planningpolicy@lancaster.gov.uk.

4. Conclusion

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