

**Scotforth Rural  
Neighbourhood Development Plan  
(SRNP)  
2025 – 2031**

**Regulation 15 Submission Draft Plan**

**Scotforth Parish Council**

**July 2025**

Prepared by Scotforth Neighbourhood Plan Steering Group

On behalf of Scotforth Parish Council

With the support of



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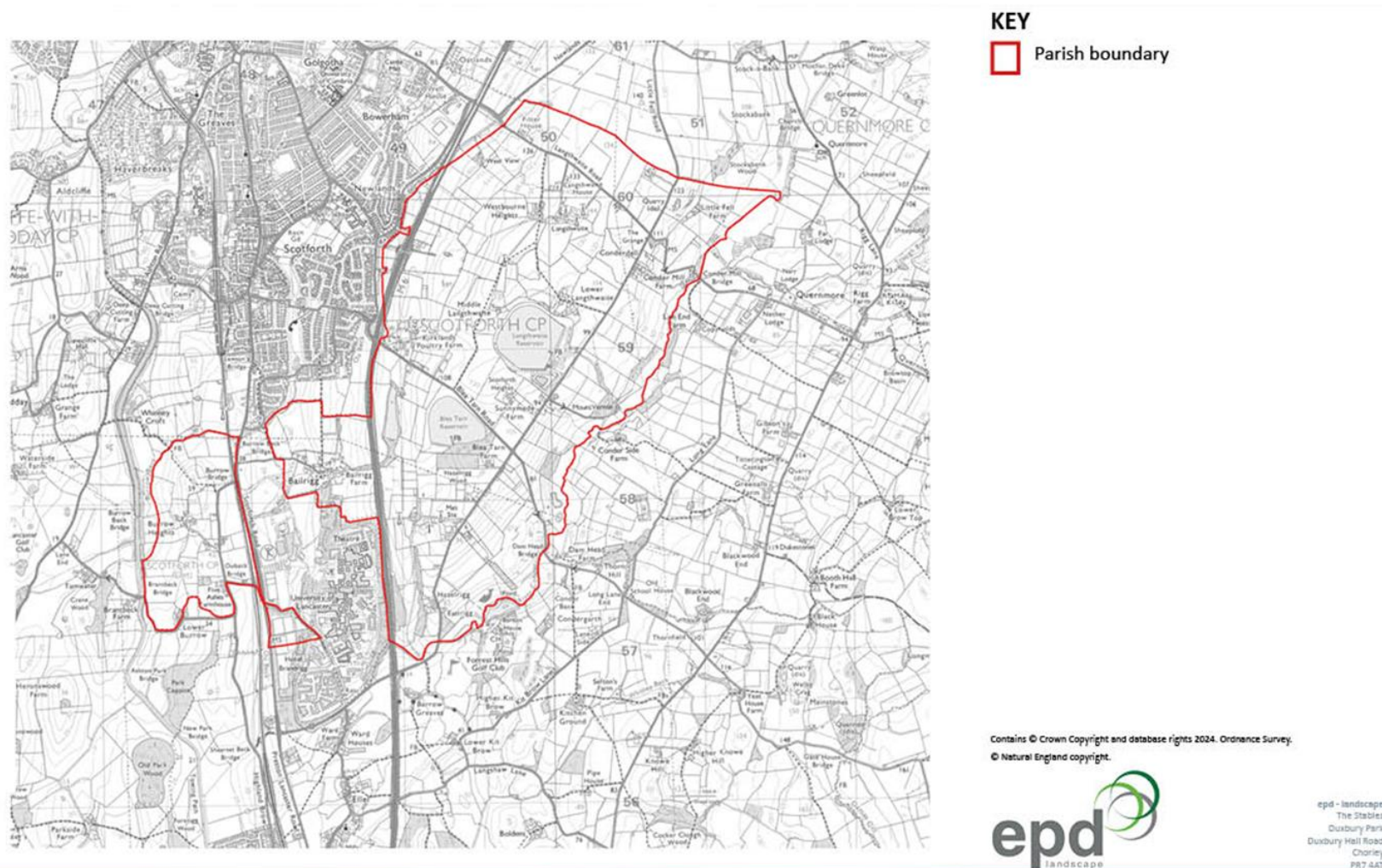
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**Map 1: Scotforth Rural Neighbourhood Plan Area and Scotforth Parish**



## 1. Introduction

1. Welcome to the Scotforth Rural Draft Neighbourhood Development Plan (hereafter referred to as ‘SRNP’). Neighbourhood Development Plans (also known as ‘NDPs’ or ‘Neighbourhood Plans’) are locally prepared planning policy documents used to help determine planning applications within a defined area such as a parish.
2. NDPs can identify where development should take place, set out local design principles so that buildings respond positively to local character, and protect important facilities, historic buildings, the natural environment and open spaces. They are an important part of our planning system because by law planning applications are determined in accordance with the development plan unless material considerations indicate otherwise. Made (adopted) NDPs are part of the local statutory development plan for their area.
3. An NDP can cover a range of planning related issues or just have one single policy. NDP policies should not conflict with nor duplicate national or strategic policies but should support these by providing more local detail which reflects the particular issues and local character of the parish (or ‘neighbourhood plan area’).
4. SRNP contains planning policies which will be used to help determine planning applications within the Parish of Scotforth (see Map 1: Scotforth Rural Neighbourhood Plan Area and Scotforth Parish on p5). These policies and proposals aim to address the key planning concerns raised by Parish residents in response to informal and formal consultations undertaken as part of SRNP’s preparation. A [Consultation Statement](#) has been prepared to provide more detailed information about the various stages of public consultation and how responses have helped to shape SRNP.

### The Planning Context

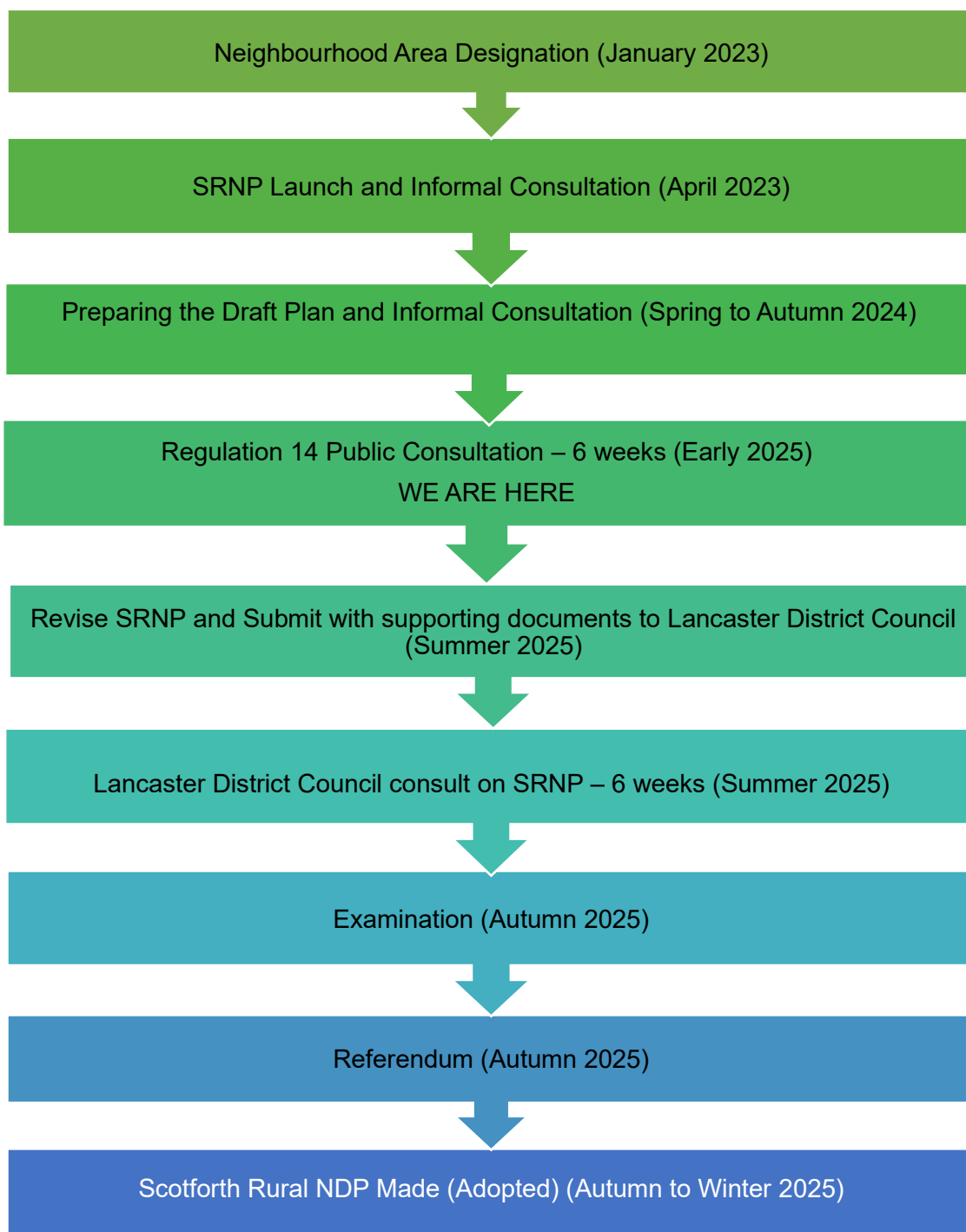
1. NDPs cannot be prepared in isolation. They have to be ‘in general conformity’ with strategic planning policies in the adopted development plan - in Scotforth these are the policies set out in [A Local Plan for Lancaster District 2020 – 2031 Part One: Strategic Policies & Land Allocations Development Plan Document \(climate emergency review\) Adopted 22 January 2025](#). Development management policies are set out in [A Local Plan for Lancaster District 2020 – 2031 Part Two: Development Management Development Plan Document \(climate emergency review\) Adopted 22 January 2025](#).
2. The Climate Emergency Review of the Local Plan, the Strategic Policies and Land Allocations DPD and the Development Management DPD (adopted 22 January 2025) was a partial review of the adopted 2020 Local Plan. The City Council has commenced work on a new Local Plan for Lancaster District, but this is at an early stage.
3. In 2024 Lancaster City Council made the decision to cease work on the preparation of the Lancaster South Area Action Plan (AAP). This was intended to provide a comprehensive planning framework for the Broad Location for Growth and included a proposal for a garden village (Bailrigg Garden Village) which were located partly within the Scotforth Rural neighbourhood plan area.

4. NDPs also have to have regard to national planning policies as set out in the [National Planning Policy Framework \(NPPF\)](#) updated 12<sup>th</sup> December 2024, and other [National Planning Practice Guidance](#), Ministerial Statements and Government advice.
5. Overall, a neighbourhood plan has to meet a set of ‘basic conditions’ set out in national guidance. These include being in general conformity with strategic policies and having regard to national policies as set out above, as well as not breaching European obligations (transposed into UK law) and contributing to the achievement of sustainable development. A [Basic Conditions Statement](#) has been prepared which sets out how SRNP meets the basic conditions and legal requirements.

#### Preparing Scotforth Rural Neighbourhood Plan (SRNP)

6. Scotforth Parish Council decided to prepare a Neighbourhood Plan in 2022 and applied to Lancaster City Council for designation. Lancaster City Council formally accepted the Scotforth Rural Parish Neighbourhood Plan Area Designation on 27<sup>th</sup> January 2023 (see Map 1 on p5). This area is important as the Plan policies can only apply to development within the boundary of the designated Neighbourhood Area (Scotforth Parish).
7. Preparing an NDP is a complex and lengthy process, set out in Government regulations: the [Neighbourhood Planning \(General\) Regulations 2012](#) (as amended). This process, with estimated timescales for SRNP is summarised in Figure 1 on p8. The process reflects the requirements that NDP policies have to be underpinned by a clear and robust evidence base of technical resources and be informed by extensive public consultation.
8. The Draft SRNP was published for 6 weeks formal consultation from 17<sup>th</sup> February 2025 until 31<sup>st</sup> March 2025. This Submission version incorporates amendments following consideration of submitted consultation responses.
9. Following Lancaster City Council’s formal Regulation 16 consultation SRNP will be subjected to an independent examination. The examiner may recommend further changes to ensure the Plan meets the required basic conditions before it is subjected to a local Referendum. If there is a majority Yes vote (50% of turnout +1), the Plan will be made by Lancaster City Council and used to help determine planning applications alongside Lancaster’s planning policies and national policies.

**Figure 1: Scotforth Rural Neighbourhood Plan Process and Estimated Timescales**



## 2. A Portrait of Scotforth Rural Neighbourhood Plan Area

1. Scotforth Rural neighbourhood plan area and parish is located to the south of the City of Lancaster within the local authority area of Lancaster City Council. The neighbourhood plan area is split into two separate (non-coterminous) areas which lie to the east and west of the campus of Lancaster University. The developed area of Lancaster University and the built-up Lancaster suburb of Scotforth both lie outside the Parish boundary. The M6 corridor, A6 and West Coast Mainline cut through the Parish north to south. A short section of the Lancaster Canal adjoins the boundary to the southwest. A small area of the parish to the east lies within the Forest of Bowland National Landscape (AONB).
2. SRNP area has a rural character with scattered farms and small clusters of houses and cottages. The exceptions are two urban developments that overspilled from the City of Lancaster into the Parish in 2022: a 168-room student accommodation block on the former filter house site on the A6, and 24 houses within the much larger Hala Carr Farm housing development on Bowerham Road that technically fall within the parish boundary running through the former open fields.
3. The 2021 census<sup>1</sup> recorded a population of 320 residents (rounded to the nearest 10) and there is an ageing profile with a relatively higher proportion of middle aged and older residents compared to Lancaster District and England. There are no community facilities in the area, but the City of Lancaster is just a couple of miles away. The city and university provide employment opportunities and a range of services on the doorstep and there is good access to the national motorway network and rail services. A frequent bus service runs along the A6 but is not within walking distance of the vast majority of residents.
4. In terms of Natural England's National Character Areas (NCA) the Parish is situated on the boundary between the eastern edge of NCA 31: Morecambe Coast and Lune Estuary and the western edge of NCA 33: Bowland Fringe and Pendle Hill.
5. Built heritage assets include four Listed Buildings, all Grade II: Bailrigg Farmhouse, Burrow Heights Cottages, Mount Vernon Farmhouse and Lower Lengthwaite Farmhouse and Barn Adjoining West – see Appendix 1. There are also several Non-Designated Heritage Assets (NDHAs) at Lower Burrow including the farmhouse and barns – again see Appendix 1.

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<https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationestimates/articles/buildacustomareaprofile/2023-01-17>

### 3. Vision and Objectives

#### Vision

**Our vision is that Scotforth Rural parish will always sustain inclusive, prosperous, healthy and happy communities living in, and caring for and about, its unique landscape, environment and rural heritage, bringing enduring benefit to the neighbourhood, our neighbours and the wider district. New development comprising small infill (1-2 dwellings) and conversions will respond positively to the traditional built character of existing small settlements and scattered farmsteads set within a rolling drumlin landscape. Sympathetic large-scale developments will be supported by significant enhancements in infrastructure to the area including improved accessibility by walking and cycling and other investment as proposed in the Local Plan for Lancaster District.**

#### Objectives

**Objective 1:** To identify a suitable and sustainable Area of Separation around Bailrigg Village, in order retain the quiet, rural and distinctive character of the settlement and to protect the village from merging with the City of Lancaster and Lancaster University.  
(Through SRNP Policy SR1)

**Objective 2:** To protect and enhance the area’s distinctive rural landscape character and buildings, and in particular the small settlements of Burrow Heights and Lower Burrow.  
(Through SRNP Policies SR1, SR2, SR3, SR4, SR5 and SR6)

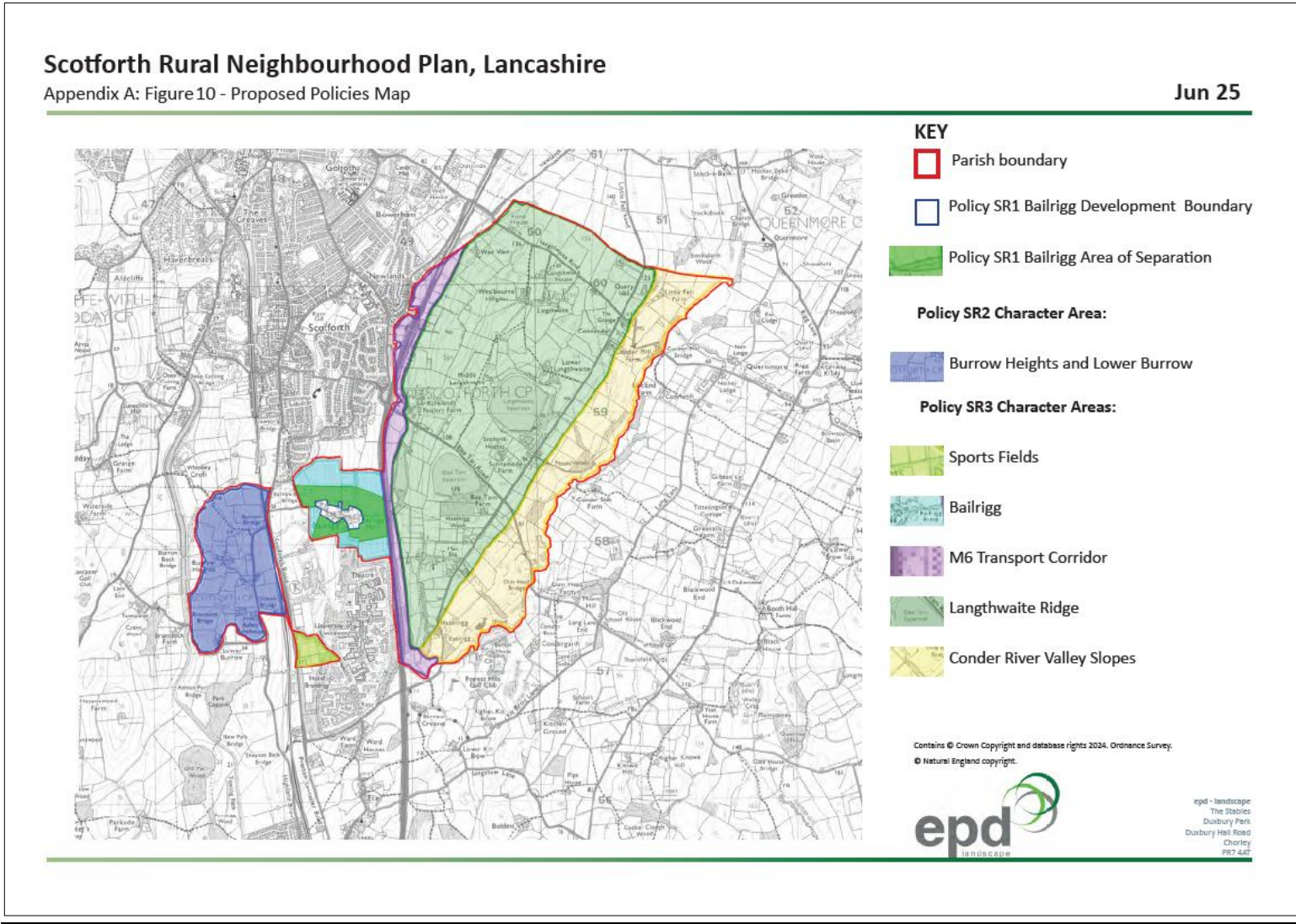
**Objective 3:** To promote sustainable designs in all new development and conversions so that buildings are climate resilient and capable of responding to extreme weather events and particularly risks of flooding in the area, and to support Lancaster City Council’s net zero objectives.  
(Through SRNP Policies SR7 and SR8)

**Objective 4:** To support opportunities for safe and suitable access to both the rural environment and community amenities to all, and to encourage active travel and reduce reliance on private cars.  
(Through SRNP Policy SR9 and Actions in Appendix 3).

## 4. Planning Policies

1. The following sections set out the draft planning policies for SRNP area and these will be used to help determine planning applications for development. The evidence and rationale behind each policy are set out in the supporting text. They have been informed by the responses to public consultations and other background technical documents and reports.
2. The policies are necessarily wide ranging in their scope and taken together should help to deliver the future development within the parish, which is both sustainable and appropriate.
3. Scotforth Rural Neighbourhood Development Plan Policies Map is provided as Map 2 on p12 with the larger scale Bailrigg Village Inset as Map 2A on p13. The policies maps identify designations referred to in SRNP policies.

**Map 2: Scotforth Rural Neighbourhood Development Plan Policies Map**



**Map 2A: Scotforth Rural Neighbourhood Development Plan Policies Map – Bailrigg Village Inset**

**Scotforth Rural Neighbourhood Plan, Lancashire**

Appendix A: Figure 9 - Proposed Area Designations, Bailrigg

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## 5. Bailrigg Village, Burrow Heights and Lower Burrow

### **DRAFT POLICY SR1: BAILRIGG VILLAGE AREA OF SEPARATION AND DEVELOPMENT BOUNDARY**

An Area of Separation around Bailrigg Village is identified on the Scotforth Rural Neighbourhood Development Plan Policies Map (Map 2 and Map 2A Bailrigg Village Inset).

Development proposals will not be supported where they would impact on the openness and visual amenity of the Area of Separation, or where they would lead to coalescence between Bailrigg Village and the City of Lancaster to the north or Bailrigg Village and Lancaster University Campus to the south.

Within the Area of Separation proposals which maintain and enhance the general open and green character will be supported as part of development schemes. This could include for example landscaping, green space and play areas which form part of a buffer, separating the village and its setting from encroaching built form. Proposals for low level solar panel arrays may be acceptable provided the site is restored to its open character at the end of its operational lifetime and period of planning consent.

A development boundary for Bailrigg Village is also identified on the Scotforth Rural Neighbourhood Development Plan Policies Map (Map 2 and Map 2A Bailrigg Village Inset). Development within the development boundary will be supported where it is clearly demonstrated that it meets evidenced local housing needs of Scotforth Parish, it is proportionate to the scale and character of the village and it can be accommodated by existing or proposed improvements to infrastructure and services. Development proposals also should be sensitive to nearby designated and non-designated heritage assets and their settings. Designs will preserve or enhance these built heritage assets taking into account their particular significance and character.

### **DRAFT POLICY SR2: SMALL SCALE DEVELOPMENT IN BURROW HEIGHTS AND LOWER BURROW LOCAL CHARACTER AREA**

Development proposals in the Burrow Heights and Lower Burrow Landscape Character Area identified on Map 2 Scotforth Rural Neighbourhood Development Plan Policies Map, which clearly demonstrate they meet evidenced local housing needs of Scotforth Parish will be supported where they comprise small scale infill and rounding off (typically ones and twos) and respect the setting and form of existing traditional buildings. This includes a linear pattern of existing roadside housing along rural lanes and clustered forms of traditional farmsteads and agricultural buildings.

The cumulative impacts of development over time will be assessed to ensure the traditional form and pattern of the settlement is maintained. Linear development which would lead to a significant and unacceptable extension of the settlement along the roadside will not be acceptable.

Designs will be sensitive to nearby designated and non-designated heritage assets and their settings and will preserve or enhance these assets taking into account their significance and character.

Development must also respect the distinctive landscape form of Burrow Heights drumlin as a significant local landscape feature. New buildings should be avoided on the drumlin's upper slopes, summit and skyline above the 50m contour line. Development on the slopes between the 40m and 50m contour lines will only be acceptable where buildings are nestled within the existing built form of small settlements. In all development roof heights, massing and layout should ensure buildings sit below the ridge line to maintain the drumlin's profile and form, particularly when viewed from public viewpoints at the University of Lancaster and in the Forest of Bowland National Landscape to the east.

#### Justification

##### **Bailrigg Village**

1. Bailrigg village is a rural village under Local Plan Part One Policy SP2: Lancaster District Settlement Hierarchy. These settlements will accommodate development that meets evidenced local needs only. The village is located within the Broad Location for Growth identified in Local Plan Part One Policy SG1: Lancaster South Broad Location for Growth including Bailrigg Garden Village). Although the proposal for a garden village has been withdrawn, the Lancaster South Broad Location for Growth remains part of the Local Plan and Policy SG1 part 6 sets out that high quality open spaces should make for distinct areas of separation between new development and Bailrigg among other areas. Policy EN3, relating to the open countryside, also applies in Areas of Separation.
2. The purpose of an Area of Separation is set out in the Local Plan Part One. Para 22.37 advises that *'The role of areas of separation is to help maintain distinctive 'Green Lungs' between settlements.'* Such areas can be used to separate two distinct areas of built form from each other and so could be used to protect the setting of a small rural village from, say, a large urban area. Local Plan Part One paragraph 22.38 goes on to say that *'Development proposals within Areas of Separation will be considered against how such proposals affect the openness and visual amenity within the areas and will not be supported where they affect upon wider openness within the areas and result in general coalescence between settlements which affects their overall distinctiveness.'*
3. The small characterful village of Bailrigg is located between two major built up areas: the southern edge of the urban boundary of the City of Lancaster and the northern part of Lancaster University Campus. This is in an area of

significant development pressure for housing and in December 2024, there was an announcement that a proposed site had been identified for the replacement of Royal Lancaster Infirmary on land at Bailrigg East, situated north of and in close proximity to Lancaster University under the Lancashire and South Cumbria New Hospitals Programme. The Area of Separation will protect the village's rural character and setting and provide a buffer between the village and any major development proposals which may come forward.

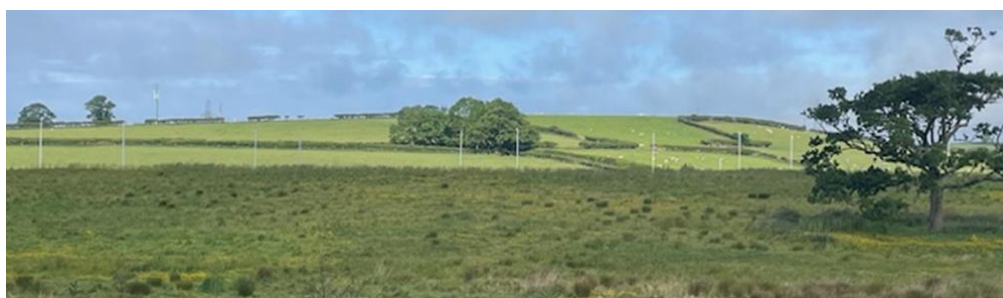
4. The reasoned justification for the boundary of the Bailrigg Area of Separation is set out in the report [Landscape Character Assessment and Evidence Base to define an Area of Separation in Scotforth](#) which was commissioned by the Parish Council to inform policies and proposals in SRNP. The justification and description are set out in paras 5.12 – 5.15. For clarity, the northern boundary is 15m from the centre line between the National Grid pylons, to the north of the powerlines. SRNP Appendix 2: Bailrigg Village Area of Separation and Bailrigg Village Development Boundary provides a discussion note explaining how development proposals in the area have influenced the extent of the proposed areas.
5. The purpose of the Area of Separation around Bailrigg is to maintain the openness and green character of the area and to provide a clear separation between the existing village and major urban areas. Development proposals could use the area as part of a buffer where soft landscaping, planting and public open space form part of the scheme. Low level solar panels such as those proposed in the Burrow Beck solar farm may also be acceptable as they are temporary structures and allow for continued rural land uses under and around the structures such as grazing and planting to benefit wildlife. However, permanent, above ground, built form within this area should be avoided.
6. Bailrigg development boundary encompasses the cluster of houses and their curtilages (including gardens) that form the village of Bailrigg and Bailrigg Farmhouse (a Grade II Listed Building), along Bailrigg Lane and Bailrigg Chase. Small scale infill development and rounding off within this area should not encroach on the Area of Separation. Further information about how the boundary was identified and reasoning for whether parcels of land have been included or excluded is provided in SRNP Appendix 2: Bailrigg Village Area of Separation and Bailrigg Village Development Boundary.

### **Burrow Heights and Lower Burrow**

7. In addition to the village of Bailrigg, development in SRNP area is concentrated in the area around Burrow Heights and Lower Burrow, to the west of the West Coast mainline in the Burrow Heights (including Lower Burrow) local character area. This area has a dispersed settlement form incorporating the nucleated settlement at Lower Burrow and a linear pattern of development along Burrow Heights Lane, Burrow Road and Five Ashes Lane. Housing is clustered in the vicinity of three farms, two converted and one working. Burrow Heights Cottages is Listed Grade II and the farmhouse and barns at Lower Burrow are Non designated Heritage Assets (see SRNP Appendix 1: Listed Buildings and Non designated Heritage Assets (NDHAs)) and proposals will be expected to

be sensitive to these built heritage assets in terms of scale, design and materials.

8. The predominant materials are stone and slate. This is the last area of traditional rural buildings before the brick urban housing of south Lancaster, and the new Northstone housing at Lawsons Bridge is less than half a mile away. The student accommodation block near the end of Burrow Road contrasts with the rural character of Burrow Heights and Lower Burrow.
9. The landscape assessment identified the Burrow Heights drumlin within a geomorphologically renowned drumlin field. The landform is dominated by a single elongated drumlin stretching broadly north to south with a summit of 56m AOD. There is a triangulation station at the summit from which there are long-distance views in all directions including over the salt marshes to Morecambe Bay to the northwest, across the wider drumlin field around Lancaster and east towards the Forest of Bowland, whilst Burrow Road provides similar views, particularly where it follows the crest of the ridge. Drumlins are significant and key landscape assets for South Lancaster and should be protected. Further information about the drumlin's significance is provided in the technical background document, '[Burrow Heights Drumlin](#)'.



View of Burrow Heights Drumlin looking west from the University HIC

10. The Landscape Character Assessment attributes medium/high value to the landscape and if major development proposals in the vicinity come-forward in the future, then the Parish Council will support an area of separation or similar in the new Local Plan or as part of an NDP Review.
11. SRNP policies on design support some limited development within existing settlements where they comprise small scale infilling (ones and twos) and rounding off as well as sensitive conversions of existing agricultural buildings.

### **Local Housing Need**

12. Proposals within the identified development boundary of Bailrigg and in Burrow Heights and Lower Burrow will be supported where they meet evidenced local needs. Developers should refer to Lancaster City Council's '[Meeting Housing Need Supplementary Planning Document](#)' [Adopted February 2022 and amended January 2025] (see pp27-28) for further information on Identifying Local Housing Need, or any subsequent more up to date document. This evidence will be provided as part of the development proposal and will include information relating to recent and up to date consultation with parish residents within the locality of the proposed development, and demonstrate that the type, design and mix of housing proposed responds to the local needs identified.

The Parish Council will also expect consideration to be given to the most up to date Strategic Housing Market Assessment undertaken for the Local Plan, where it applies to the SRNP area.

13. Scotforth Parish has a very small population of around 320 residents. It is expected that major development proposals in the area will provide housing to meet the strategic housing needs of Lancaster District, but SRNP Policies SR1 and SR2 refer to smaller scale infill and rounding off housing development within the existing rural settlements. Therefore, it is appropriate that new housing and conversions in Bailrigg Village, Burrow Heights and Lower Burrow should provide house types, sizes and tenures to meet the local Parish needs of Scotforth Rural neighbourhood plan area. There are concerns that recent developments have tended to provide large, expensive, executive-style' houses which often remain unsold on the market for long periods of time. On the other hand, the Parish Council is aware that smaller bungalows much needed by older residents, and smaller, cheaper houses are in great demand. Therefore, small-scale new housing and conversions within Bailrigg village, Lower Burrow and Burrow Heights will be expected to meet the local housing needs of Scotforth Parish.
14. Proposals will also be required to demonstrate that they can be accommodated by existing infrastructure or provide improvements, and where they are of high-quality design, responding to local character and nearby designated and non-designated heritage assets (see SRNP Appendix 1: Listed Buildings and Non designated Heritage Assets (NDHAs)) in terms of scale, design and materials as set out in other policies in SRNP.
15. Development in other areas of the parish will be guided by other SRNP policies including those relating to landscaping and design and policies in the Local Plan. If development proposals come forward in the future, then the settings of these small and distinctive settlements should be protected.

## 6. Natural Environment

### **DRAFT POLICY SR3: LANDSCAPE CHARACTER**

Development proposals should respect the local landscape character of the character area within which they are located, as identified in the **Landscape Character Assessment and Evidence Base to inform Areas of Separation in Scotforth** report. Opportunities should be taken to conserve and enhance those landscape features which make a positive contribution to local character including (but not limited to) the following:

1. Burrow Heights and Lower Burrow
  - The Lancaster Canal corridor;
  - Low lying and undulating drumlin landscape with open views to the surrounding landscape from Burrow Height triangulation point;
  - Hedgerows and rural fences providing boundary treatments;
  - Rural road network.
2. Bailrigg
  - Drumlins which provide good views of the surrounding landscape;
  - Hedgerows and small groups and rows of trees;
  - Public Rights of Way.
3. Langthwaite Ridge
  - Good views of the surrounding landscape from the ridge;
  - Pasture fields with drystone walls and hedgerows;
  - Patches of woodland;
  - Rural road network;
  - Lakes, reservoirs and small watercourses;
  - Public Rights of Way.
4. Conder River Valley Slopes
  - Pasture, woodland and trees;
  - Rural road network;
  - The Conder River and other minor watercourses.

These character areas are identified on Map 2: Scotforth Rural NDP Policies Map and on Map 3: Local Character Areas in Scotforth Rural Neighbourhood Plan Area.

Proposals must be in accordance with the design codes set out in Part 3.3 Design Codes for small scale housing development of the **Scotforth Neighbourhood Plan Design Guide and Codes** (see Appendix 4) where they relate to landscaping. These are:

- Boundaries and car parking
- Context response;
- Public realm;
- Landscape;

- Views & screening; and
- Habitat & biodiversity.

In addition, all proposals should:

- Respect the distinctive form and profile of drumlins. Development on the tops of drumlins should be avoided to protect these distinctive local landscape features;
- Take opportunities to connect with Public Rights of Way; and
- Avoid the best and most versatile agricultural land.

#### **DRAFT POLICY SR4: HEDGEROWS, TREES AND WOODLAND**

Development proposals should retain and enhance all hedgerows, trees and woodland including those identified on Map 4: Hedgerows, Trees and Woodland as part of important local Green Infrastructure.

Development proposals that impact on any trees, hedges and hedgerows, will be expected to incorporate the following principles in landscaping schemes:

1. Sympathetically incorporate and retain all trees and hedges of good arboriculture and amenity value into the scheme's overall design. Where trees and hedges are of poor quality and require removal, provide additional planting, replanting and replacements;
2. Include measures to ensure their protection during the course of the development and their continued survival in the long term;
3. Maintain a minimum buffer of at least 15 metres in width between existing, especially veteran or ancient, woodland and any development boundary;
4. Incorporate the planting of additional trees at a minimum of three trees per new dwelling or other small scale building, and providing a proportionate number of trees at this ratio according to the scale and size of the development;
5. Where development proposals result in the loss of trees, replacement should aim to be at the rate of 3:1 using saplings or, ideally, semi-mature trees to ensure rapid canopy replacement. Any replacement should be suitable and must demonstrate local or other provenance appropriate to the site, its character and surrounding habitat;
6. Whenever a hedge is lost and replacement is considered the necessary mitigation, this should aim to be approximately double the length of the hedge which is lost to ensure an appropriate net gain to the biodiversity or wildlife habitat it contains. Any replacement hedgerows will be of a species appropriate to the location with a preference for mixed deciduous native species;
7. Proposals should be accompanied by an appropriate assessment that establishes the health and longevity of any affected trees or hedgerows and to demonstrate how they will be maintained; and
8. The loss of any identifiable deciduous woodland or hedge/ hedgerow should be avoided.

Development should take opportunities wherever possible to plant new trees and areas of woodland, as part of measures to enhance biodiversity and contribute to improved water management and reduced flood risk. Wherever possible these planting schemes should expand existing woodland corridors and chains as part of measures to enhance Green and Blue Infrastructure in line with Lancaster City Council’s Green & Blue Infrastructure (GBI) Strategy December 2021 (or later document).

#### **DRAFT POLICY SR5: WILDLIFE AND BIODIVERSITY**

Development proposals will only be permitted if it can be concluded that the proposals, either alone or in combination with other plans or projects, will not adversely affect the integrity of any Internationally or Nationally Designated Sites, Environmentally Sensitive Sites and Species and Ecological Networks. Any proposals must be accompanied by information to allow the competent authority to consider the impacts of development.

Development should not result in any significant loss of natural assets and should seek to enhance existing assets. Where there is unavoidable loss or damage to habitats, sites or features because of exceptional circumstances, mitigation and compensation will be required.

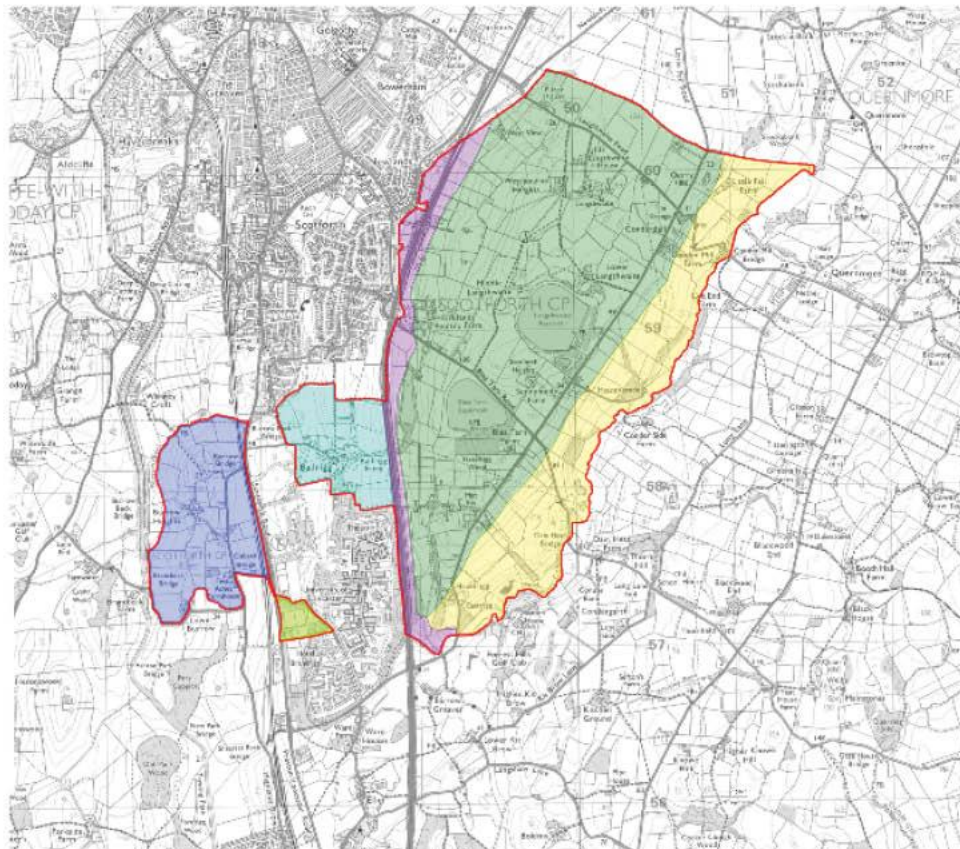
Development proposals should conserve or enhance biodiversity in the neighbourhood plan area and aim to achieve a biodiversity net gain of 10%, as demonstrated through use of the most up-to-date version of the Defra biodiversity metric at the time of application. Biodiversity net gain should be delivered onsite unless undeliverable, in which case proposals for net gain will be sought off-site and within the Neighbourhood Plan area. Locally appropriate opportunities for BNG in Scotforth Rural Neighbourhood Plan Area include restoration of areas of marsh or carr habitat along any of the local water courses, as well as improvements to trees, woodland and hedgerows as set out in SRNP Policy SR4 Hedgerows, Trees and Woodland.

### Map 3: Local Character Areas in Scotforth Rural Neighbourhood Plan Area

#### Scotforth Rural Neighbourhood Plan, Lancashire

Appendix A: Figure 7 - Local Character Areas

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#### KEY

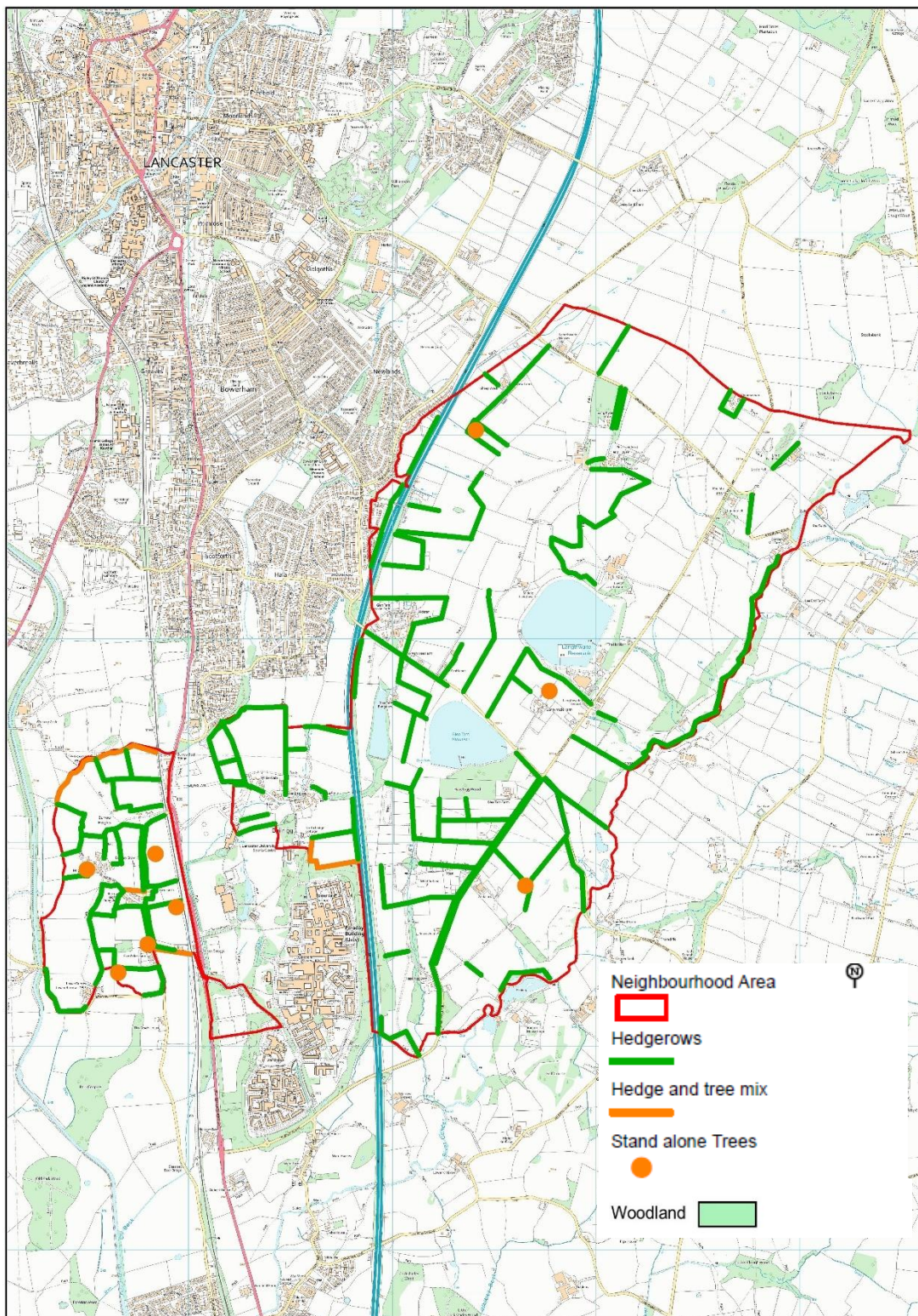
-  Parish boundary
-  Burrow Heights and Lower Burrow
-  Sports Fields
-  Bailrigg
-  M6 Transport Corridor
-  Langthwaite Ridge
-  Conder River Valley Slopes

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epd - landscape  
The Stables  
Duxbury Park  
Duxbury Hill Road  
Chorley  
PR7 4AT

**Map 4: Hedgerows, Trees and Woodland**



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## Justification

1. The NPPF supports conserving and enhancing the natural environment. Paragraph 187 sets out that *'planning policies and decisions should contribute to and enhance the natural and local environment by: a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan); [and] b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland.'* Paragraph 136 recognizes the importance of trees: *'Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change.'*
2. Apart from the significant part of the Scotforth neighbourhood plan area which falls within the Lancaster South Broad Location for Growth (Local Plan Part One Policy SG1: Lancaster South Broad Location for Growth (Including Bailrigg Garden Village), much of the Parish area to the northeast and east up to the boundary along the River Conder falls under Policy EN3: Open Countryside.
3. A small area along the river lies within the Forest of Bowland AONB (Policy EN2: Area of Outstanding Natural Beauty), (now known as the Forest of Bowland National Landscape). These areas are shown in Appendix A Figure 3 of the **Landscape Character Assessment and Evidence Base to Define Areas of Separation in Scotforth**, reproduced as SRNP Map 3 on p22.
4. Local Plan Part Two Policy DM46: Development and Landscape Impact sets out that the district has a range of landscapes which are valued, unique and provide a distinct sense of place, which the Council seeks to protect and enhance. The Council will support development that is in scale and keeping with the landscape character and is appropriate to its surroundings. Policy DM45: Protection of Trees, Hedgerows and Woodland sets out that the City Council will expect individual trees, groups, woodlands and hedgerows to be conserved and enhanced where they positively contribute, either as individual specimens or as part of a wider group, to the visual amenity, landscape character and/or environmental and climate mitigation and adaptation value of the location.

## Local Landscape Character

5. Scotforth Rural has a predominantly rural landscape character. The area to the west of the M6 corridor lies within Natural England's [National Character Area 31 Morecambe Coast and Lune Estuary](#). The area to the east of the M6 is within [National Character Area 33: Bowland Fringe and Pendle Hill](#).
6. At the Lancashire level, [A Landscape Strategy for Lancashire, Landscape Character Assessment, 2000](#) divides Lancashire's Landscape into 21 Landscape Character Areas excluding urban landscapes. Each of these Landscape Character Areas have a relatively unified character distinct from other areas within Lancashire. The character is based on the physical and cultural attributes based upon geology, landform, land use, land cover and historic evolution. The SRNP area is divided between the following Landscape Character Areas:
  - LCA 5 Undulating Low-Land Farmland

- LCA 7 Farmed Ridges
- LCA 12 Low Coastal Drumlins and
- LCA 13 Drumlin Field.

These are further divided into Local Character Areas with the ones relative to the Parish being in Local Character Areas 7c) Langthwaite Ridge, 12a) Camforth-Galgate-Cockerham and 13c) Docker-Kellet-Lancaster. On the eastern edge of the Parish the boundary occasionally strays into Landscape Character Area 5i) West Bowland Fringes; the area covered is minor as the Parish boundary roughly follows the edge of this character area. The character towards the east of the Parish has some characteristics of the Bowland Fringes, particularly within the AONB designation.

7. Scotforth Rural's distinctive semi-rural landscape character is highly valued by local residents, visitors, recreational groups and university staff and students. The neighbourhood plan area is characterised by a low, rolling drumlin landscape of pasture and woodlands, crisscrossed by native hedgerows and deciduous woodland, rural lanes and public rights of way. It contains fields with hedgerows and trees as well as ancient woods and copses, with sheep, cattle and grassland farms, managed for grazing and winter feed crops. The major transport corridors of the M6, A6 and West Coast Mainline form visual and physical barriers running on north/south axes, but the area largely retains its tranquil and rural character.
8. The report **Landscape Character Assessment and Evidence Base to Inform Areas of Separation in Scotforth** describes the landscape character of the Parish in more local detail and identifies 6 distinct Local Character Areas:
  1. Burrow Heights including Lower Burrow, parish ward to the west of the A6, incorporating the nucleated settlement of Lower Burrow and the linear patterns along Burrow Heights Lane and Five Ashes Lane.
  2. Bailrigg, which includes the area to the north of the University of Lancaster and between the M6 and A6.
  3. M6 transport corridor, which covers the M6 itself in addition to the land on either side within line of sight.
  4. Langthwaite Ridge, which broadly covers the area between the M6 and Little Fell Lane and includes the two reservoirs and the highest points within the Parish.
  5. Conder River Valley, which broadly covers the area between Little Fell Lane and the River Conder which marks the eastern border of the study area.
  6. The Sports Fields, which is a small area between the A6 and Lancaster University and is comprised almost entirely of sports fields used by Lancaster Hockey Club.
  6. Sports Fields, which is a small area between the A6 and Lancaster University and is comprised almost entirely of sports fields used by Lancaster Hockey Club.

(see para 4.5 pp18 - 27)
9. **Scotforth Rural Neighbourhood Plan Design Guide and Codes** includes design codes to inform landscape designs, and these are referred to in SRNP Policy SR3. Two of the Local Character Areas (3. M6 Transport Corridor and 6. The Sports Fields) are unlikely to see development and therefore these areas are not included in SNP Policy SR3 Landscape Character.

#### Hedgerows, Trees and Woodland

10. Scotforth Rural NDP area generally comprises fields bounded by hedgerows, together with many individual trees and occasional mature woodland. These provide valuable habitats for wildlife, carbon capture and attractive landscape. With the exception of

trees planted by the Parish Council on Wyresdale Road and at Birksey Brow (Burrow Road) there has been no known tree planting in the area for many years and a net loss of trees as trees have been removed for decay and development.

11. As part of the evidence base for the SRNP, members of the Steering Group prepared a report on [Environment and Biodiversity: Hedgerows, Trees and Woodland](#) . This describes a plethora of biodiverse wildlife in the area (including herons and kingfishers in woodland and bats and barn owls in existing buildings) and explains that this rich and biodiverse landscape offers crucial habitats for wildlife as well as winter fodder crops which support local and sustainable food supply, all helping to mitigate climate change. The report notes that the Parish Council has already begun the siting of bird and bat boxes and further use of these strategically by developers should be encouraged. The design and spacing of developments should reflect the existing area and the topography of the landscape should be protected, especially the ancient drumlins to the west of the Parish. Hard edges to the developments should be avoided to allow for further sympathetic integration into the existing housing and countryside.
12. Notable trees, areas of woodland and hedgerows are identified on Map 4: Hedgerows, Trees and Woodland on p23. The Policy also refers to opportunities for woodland and tree planting to help deliver [Lancaster City Council's Green & Blue Infrastructure \(GBI\) Strategy December 2021](#). This highlights the importance of connecting green and blue spaces together to create corridors and chains that make up the wider GBI network and provides a useful source of information about trees and hedgerows and opportunities for enhancement.

#### Biodiversity and Wildlife

13. Scotforth Rural neighbourhood plan area is in close proximity to several European designated sites including to the west Morecambe Bay Estuary Ramsar Site, Morecambe Bay Special Area of Conservation (SAC) and Morecambe Bay and Duddon Estuary Special Protection Area (SPA), and to the northeast Calf Hill and Cragg Woods Special Area of Conservation (SAC) and Bowland Fells Special Protection Area (SPA). The area contains land which is functionally linked to these internationally protected areas as well as to the Forest of Bowland National Landscape, with wildlife relying on local habitats and networks such as trees, woodland, hedgerows and watercourses.

## 7. Built Environment and Design

### **DRAFT POLICY SR6: RESPONDING TO LOCAL CHARACTER**

Development proposals will be expected to demonstrate high quality and sensitive designs which respond positively to the local context and character of Scotforth Rural neighbourhood plan area.

The Neighbourhood Plan adopts the **Scotforth Rural Neighbourhood Plan Design Guide and Codes** (see Appendix 4). Designs must be in accordance with the design principles set out in Part 3.1 Design Principles and the design codes set out in Part 3.3 Design Codes for small scale housing development. These include design codes for:

- Boundaries and car parking;
- Materials;
- Architecture & appearance;
- Context response;
- Rural character;
- Density and scale;
- Building height and position; and
- Building typologies.

Overall, proposals should maintain the local character, identity and linear patterns of development of Scotforth Rural Neighbourhood Plan Area and avoid the coalescence of existing settlements.

#### Justification

1. The NPPF emphasises the need for high quality design and recognises the role that local communities can play in this. Paragraph 131 advises that *‘the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve.’* Paragraph 132 goes on to say, *‘Neighbourhood planning groups can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development, both through their own plans and by engaging in the production of design policy, guidance and codes by local planning authorities and developers.’*
2. Much of the Parish is located in the Lancaster South Broad Location for Growth (Local Plan Part One Policy SG1) but SRNP policies on design have been prepared to guide proposals for small scale development (typically ones and twos) on infill sites and rounding off of existing settlements.
3. Local Plan policies support high quality designs which respond positively to the local context. Local Plan Part Two Policy DM29: Key Design Principles sets out that *‘the Council will expect development to: i. Contribute positively to the identity and character of the area through good design, having regard to local distinctiveness, appropriate siting, layout, palate of materials, separation distances, orientation and scale.’*

### Built Character

4. Built form in Scotforth is largely characterised by small scattered rural settlements and farm buildings of traditional materials such as stone and rendering with slate roofs, largely of a modest scale. Development is concentrated around Bailrigg Village, Lower Burrow and Burrow Heights. With the exception of conversions of former farm buildings and a few houses at Hala Carr Farm, there has been little housing development in Scotforth Rural neighbourhood plan area for many years. As a result, each house has an individual and distinctive design in keeping with the rural character of the parish. Housing is generally linear in form, built alongside roads and lanes or clustered around farmsteads. There are no modern housing estates in the area apart from the development at Hala Carr.
5. In order to provide appropriate detail and evidence to support NDP policies on design, the Parish Council commissioned design codes from the Locality Technical Support programme. **Scotforth Rural Neighbourhood Plan Design Guide and Codes** is published in the folder Phase 3 - Draft Neighbourhood Development Plan on the neighbourhood plan page of the Parish Council website <https://scotforthparishcouncil.org.uk/neighbourhood-plan/phase-3-draft-neighbourhood-development-plan/> . The document includes a character assessment of existing built form and provides design principles and codes to ensure any infill housing development fits in with the existing pattern of the settlements in the neighbourhood area.

### Sustainability

#### **DRAFT POLICY SR7: SUSTAINABLE DESIGN**

Development proposals will be expected to incorporate the most up to date national and Lancaster City Council sustainability standards relating to climate change and environmental sustainability.

All schemes will be required to demonstrate that any adverse environmental impacts will be minimised at all stages of the development process.

Developments must be in accordance with the design codes set out in Part 3.4 Design Codes for Innovative Sustainable Design of the **Scotforth Rural Neighbourhood Plan Design Guide and Codes** (see Appendix 4).

These are:

- Resilience to Climate Change
- Assessing Alternative Energy Sources
- Electric Vehicle charging; and
- Energy efficiency measures towards Net-Zero carbon.

Developments should be sympathetic to local materials and style, and materials should be sourced as locally as possible. Use of innovative materials and design including prefabricated buildings may be appropriate where high standards of sustainability can be demonstrated. Regardless, innovative design and construction will still be expected to be sympathetic to local character.

Development, siting and orientation should optimise low carbon construction, lifetime energy efficiency and water management. Where there is conflict between the location of buildings and optimal orientation for sustainable energy use or water management, the balance for preference is towards improved sustainability.

Development proposals will also be expected to address community sustainability, for example by:

- strengthening or enhancing social mix;
- supporting multi-generational living; and
- maximising accessibility for all.

In addition, wherever possible major developments will be expected to support improvements in local community infrastructure and facilities, including for adjacent settlements, and overall should promote individual and community well-being and good health through increased social interaction, healthy lifestyles and safety.

#### Justification

6. The NPPF sets out the planning system's role in tackling climate change. Paragraph 162 sets out that *'Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating and drought from rising temperatures. Policies should support appropriate measures to ensure the future resilience of communities and infrastructure to climate change impacts.'* Paragraph 164 advises *'New development should be planned for in ways that: a) avoid increased vulnerability to the range of impacts arising from climate change ... and b) help to reduce greenhouse gas emissions, such as through its location, orientation and design. Any local requirements for the sustainability of buildings should reflect the Government's policy for national technical standards.'*
7. Local Plan Part One Policy CC1: Responding to Climate Change and Creating Environmental Sustainability sets out that all development will integrate the principles of sustainable design and construction into the design of proposals. Various policies in the Part Two Local Plan including DM30a, DM30b and DM30c provide detailed requirements to ensure development achieve this ambition.
8. For major development proposals Scotforth Parish Council will expect developers to provide evidence and justification showing how they have evaluated opportunities for improving local community infrastructure, facilities and wellbeing.

## 8. Flooding and Drainage

### **POLICY SR8: REDUCING FLOOD RISK AND IMPROVING DRAINAGE**

All new development and conversions of existing buildings in Scotforth Rural Neighbourhood Plan Area should be flood and climate resilient. Buildings should be designed to reduce the consequences of flooding and to facilitate recovery from the effects of flooding.

Developments will be expected to maximise the retention of surface water on the development site and minimise runoff. This can be achieved both on and offsite, through infiltration, interception and attenuation of surface water via source control. High-quality multifunctional sustainable drainage systems<sup>2</sup> with a treatment train throughout should be incorporated into the development to provide water quality, quantity, amenity and biodiversity benefits and mimic natural drainage as closely as possible. Reliance on end-of-pipe ponds and basins is not acceptable.

The location of sustainable drainage systems should be determined by topography (working towards the lower end of the site) and ground conditions. Proposals must not exacerbate existing, recent and historical drainage and flooding problems in the area and where possible, should provide a betterment to reduce flood risk.

Sustainable design of buildings such as use of ‘green’ or ‘living’ roofs and ‘blue roofs’ which support rainwater harvesting or other suitable sustainable drainage system components which can have multi-functional benefits are supported. Rainwater storage should be provided for nondrinking water purposes such as watering gardens and flushing toilets.

Planting schemes should include species which are tailored to local circumstances, and which are resilient to the impacts of climate change, including prolonged periods of extreme weather.

#### Justification

1. NPPF paragraph 170 sets out that *‘Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk*

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<sup>2</sup> See NPPF Glossary: **Sustainable Drainage System:** A sustainable drainage system controls surface water run off close to where it falls, combining a mixture of built and nature-based techniques to mimic natural drainage as closely as possible, and accounting for the predicted impacts of climate change. The type of system that would be appropriate will vary from small scale interventions such as permeable paving and soakaways that can be used in very small developments to larger integrated schemes in major developments.

Refer also to <https://www.susdrain.org/> for case studies that show examples of how SuDS can be implemented in development.

*elsewhere.* Paragraph 172 c) advises that plans should use *'opportunities provided by new development and improvements in green and other infrastructure to reduce the causes and impacts of flooding, (making as much use as possible of natural flood management techniques as part of an integrated approach to flood risk management).'* Paragraph 181 provides advice about the determination of planning applications and sets out that development should only be allowed in areas at risk of flooding<sup>3</sup> where certain circumstances apply, including (in part b) where development is flood resistant and resilient.

2. Local Plan Part One Policy CC1: Responding to Climate Change and Creating Environmental Sustainability sets out that the Council's ambitions will be supported by ensuring *'that the natural functioning of river processes are improved or maintained, avoiding placing development in areas at risk of flooding and ensuring new development contributes to reducing flood risk on and off site'*. Local Plan Part Two includes several policies (DM33, DM34, DM35 and DM36) to address issues related to flooding and water management.
3. In addition to the watercourses and a section of the Lancaster Canal there are two reservoirs in the Scotforth Rural neighbourhood plan area to the east of the M6: Langthwaite Reservoir and Tarnwater Reservoir. Parts of the area are subject to flooding from watercourses and surface water. There are problems at Tarnwater Lane (at Lower Burrow), Burrow Heights Lane (at Burrow Cottages), Bailrigg Lane, Hazelrigg Lane M6 underpass and Blea Tarn Road (by the reservoir). Areas of flood risk are identified on the Flood Map for Planning – see <https://flood-map-for-planning.service.gov.uk/>.
4. The Parish Council commissioned a study on drainage and flooding to support policies and proposals in the SRNP. The report, [Technical Note Existing Drainage Scoping](#) is provided in the Phase 3 Draft Neighbourhood Development Plan folder of the NDP pages of the Parish Council website and includes both technical information and evidence provided by members of the NDP steering group in relation to historical and recent flood events. Particular problems related to drainage occur in the Burrow Heights / Lower Burrow area where clayey soils reduce infiltration on the slopes of the drumlin and promote both surface storage and overland flow. During winter months a rising water table increases hydrostatic pressure to generate resurgences especially in the area around Lower Burrow where the surface drainage converges, and this has repeatedly caused flooding of its biodisk and Tarnwater Lane. Bailrigg village has similarly experienced periodic flooding primarily caused when extreme rainfall events cause overland flows which run off the M6 southeast of Bailrigg and over saturated ground and down Bailrigg Lane. Where appropriate, the Parish Council will expect developers to set out evidence demonstrating how a betterment to reduce flood risk will be achieved.
5. **Scotforth Rural Neighbourhood Plan Design Guide and Codes** includes design codes for landscaping including location of SUDS features.

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<sup>3</sup> As defined in the NPPF.

## 9. Accessibility

### **DRAFT POLICY SR9: WALKING, CYCLING AND HORSE RIDING**

Major development proposals will be expected to promote active travel and sustainable modes of transport through the provision of new cycle lanes, footpaths and safe linkages to bus routes.

Such proposals will be expected to take opportunities to link to and enhance the existing Public Rights of Way network and cycle routes in the Scotforth Neighbourhood Plan Area. In particular schemes which provide increased connectivity between existing PROW and cycle routes using off-road routes and connections as shown on Map 5: Proposed New Connections will be encouraged. Where practicable paths should be created on the field side of hedges parallel to the road.

Major development proposals will be expected to support local traffic calming measures including those identified on Map 6: Vision of Improvements to Encourage Walking, Cycling and Horseriding and to demonstrate strong interconnectivity with neighbouring settlements.

Schemes which provide new pedestrian and cycle infrastructure will be expected to incorporate the design principles set out in the report **Promoting Accessibility, Health and Wellbeing** which are reproduced in Appendix 3. It is expected that the standards for footpaths and cycleways set out in Local Transport Note (LTN) 1/20 will be met.

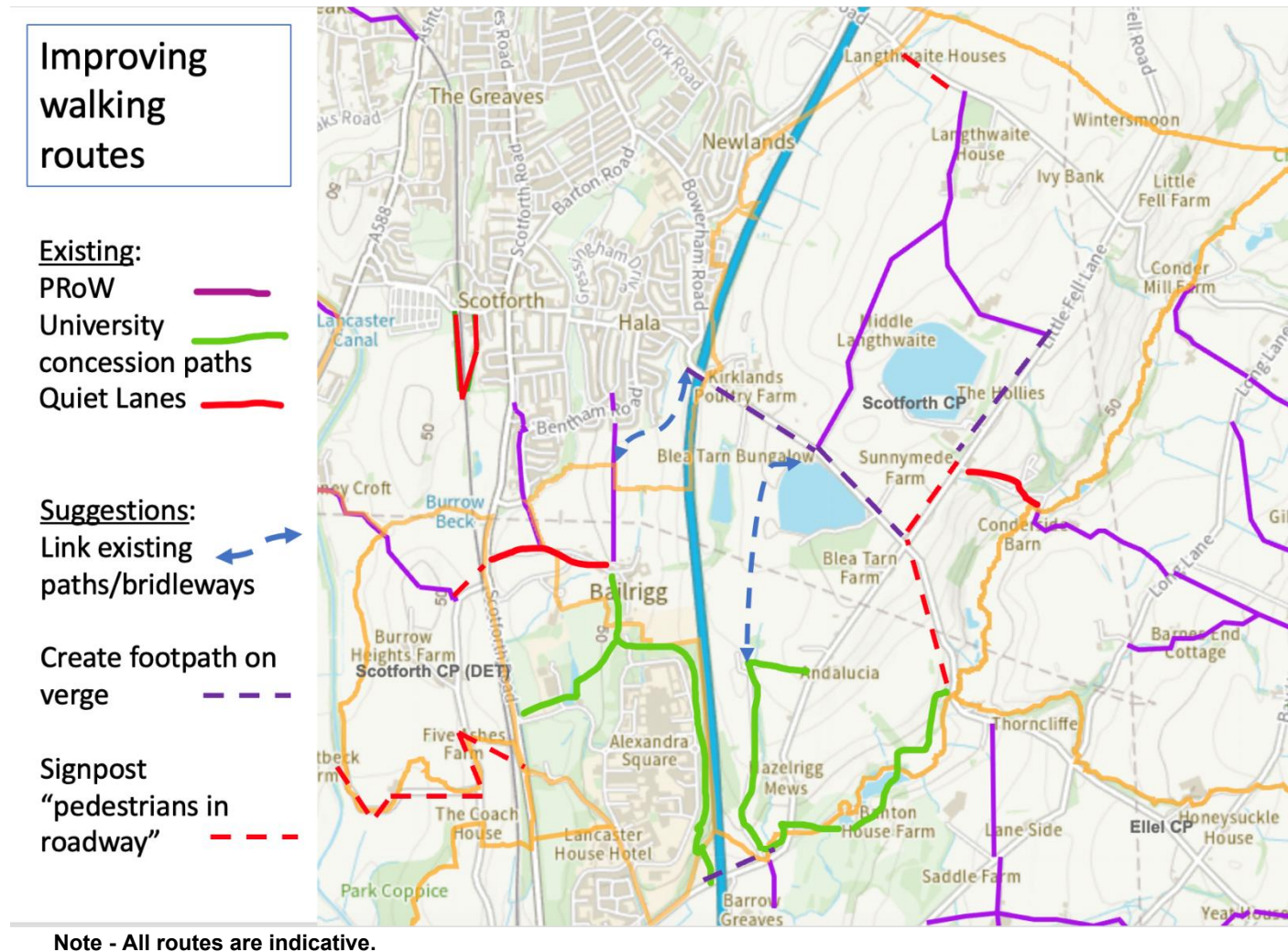
#### Justification

1. The NPPF recognises the role planning has in promoting healthy and safe communities. Paragraph 96 sets out that planning policies should aim to achieve healthy, inclusive and safe places which promote social interaction. This may be done through easy pedestrian and cycle connections within and between neighbourhoods, ensuring places are safe and accessible with clear and legible pedestrian and cycle routes, and enabling and supporting healthy lifestyles through the provision of safe and accessible green infrastructure that encourage walking and cycling. Transport issues should be considered from the earliest stages of plan-making so that opportunities to promote walking, cycling and public transport use are identified and pursued (paragraph 109). Government Guidance for local authorities on designing high-quality, safe cycle infrastructure is provided in [Cycle infrastructure design \(LTN 1/20\)](#).
2. Local Plan Part One Policy SP10: Improving Transport Connectivity advises that improvements set out in the Highways and Transport Masterplan expect greater promotion of a variety of sustainable methods of transport rather than over reliance on the private car to make local journeys. Local Plan Part Two Policy DM61 prioritises walking and cycling through various measures including maintaining and improving existing infrastructure.

3. Scotforth Rural neighbourhood plan area has four public rights of way (PRoW) and no bridleways despite its rural nature. None of the PRoWs directly connect, with users required to walk along roads to access different footpaths. Historically, the roads were once quiet lanes, but in recent years there has been a significant increase in the number and frequency of motor vehicles, resulting in conflicts with equestrian users and a hazardous environment for pedestrians and cyclists. Existing PRoW are shown in the **Landscape Character Assessment and Evidence Base to Inform Areas of Separation in Scotforth, Appendix A: Figure 6 – Public Access (p37 of the report)**.
4. Lancaster University has proposals to open a concessionary footpath from Forrest Hills to Damside along the River Condor and a concessionary bridleway parallel to Hazelrigg Lane utilising the haul road to their wind turbine – this is welcome as this it connects FP0113035 with FP0113032 and will enable horse riders avoid a bendy 60mph section of Hazelrigg Lane.
5. There is an opportunity for the SRNP to go further and promote the development of a network of connecting footpaths, pavements, cycleways and bridleways to enable users to cross the parish without using roads. This will require co-operation with Lancashire County Council Highways and landowners, but ultimately would create safe ‘greenways’ for residents and visitors.
6. As part of the background evidence base, members of the NDP Steering Group prepared a report on [Promoting Accessibility, Health and Wellbeing](#) which is published in the Phase 3 Draft Neighbourhood Development Plan folder of the SRNP page of the Parish Council website. Part 1 of the report considers walking, riding and driving, whilst Part 2 focuses on promoting cycling.
7. Part 1 of the report identifies opportunities where improvements may be made to enhance local accessibility. These include the following:
  - Lancaster Canal / access at the canal bridge on Tarnwater Lane – this does not link up to another footpath in the parish without walking on very busy roads with no grass verges (Tarnwater Lane and Burrow Road).
  - At Bailrigg the signed footpath becomes a peaceful path through fields with views over the Morecambe Bay estuary and Lakeland hills beyond. This path does not link to another PROW without walking through a housing estate and the very busy and fast Blea Tarn Road.
  - Lower Langthwaite Farm to Littlefell Lane area – PROW link to busy minor roads used as ‘rat runs’ to Lancaster University (the area’s largest employer) and the motorway Junction 33 at Galgate.
  - None of the footpaths across the fields in the parish are classed as multi-use, leaving cyclists and wheelchair users with very little off-road travel. They are mainly used by those going out for a short stroll as none of them join up or have a destination.
  - There are no parking areas in the vicinity of any of the footpaths so they can only be reached by walking on known dangerous roads. The Parish Council wants to improve the safety of walkers, wheelchair users, horse riders and cyclists within the boundary of the parish, especially those using the roads to access the footpaths and bus stops/services.

8. Moreover, aspirational footpaths have been suggested by the Ramblers Association. The Parish Council agrees it is important to join up paths to make a circular route of the beautiful rural countryside, and to give walkers and riders the chance to be safe whilst enjoying the outdoors.
9. Map 5: Proposed New Connections on p35 shows the proposed new connections to enhance local accessibility and encourage more walking.
10. Part 1 of the report also notes how local roads in the Parish are becoming 'rat runs', increasingly used by traffic to Lancaster and the university. The narrow, winding lanes with few passing places and many blind bends were once quiet and frequented only by slow-moving horse and carts and pedestrians but are now routes that have become increasingly hazardous for all. If the PROW network is to be enhanced and improved, then complementary road safety measures should also be provided to protect all users, and in particular walkers, cyclists and horse riders who have to use the rural lanes to connect to the PROW.

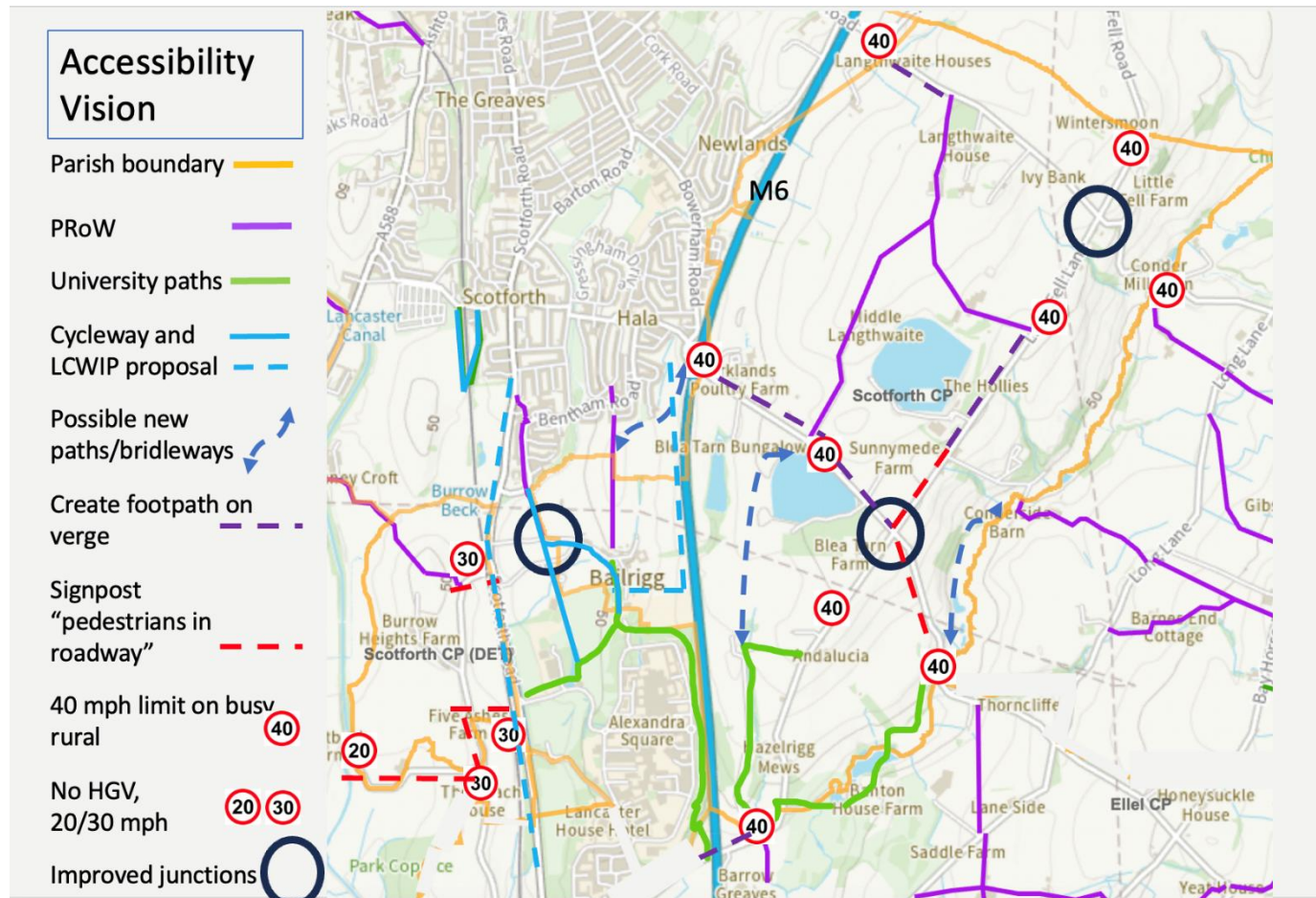
**Map 5: Proposed New Connections**



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11. Part 2 of the report on Promoting Accessibility, Health and Wellbeing notes that there are two main cycle routes from the University heading north that avoid the busy and dangerous (high collision rate) A6. One route goes along Bailrigg Lane and the other crosses it within Scotforth Parish. Bailrigg Lane is a narrow lane with sections where two cars can only just pass with care. There is no pavement or 'escape' verge. The lane is used by cyclists and walkers and is particularly busy during commuting periods. A further difficulty is the poor sightlines both for the route that joins at the east end and also for the other route as it crosses the lane. Local residents are aware of the potential dangers, but delivery drivers are often noted to be driving too fast.
12. Several of the narrow country lanes are used by vehicles as commuter routes north to avoid Lancaster town centre or to avoid congestion on the A6. Vehicles are often moving at high speeds on roads that have no pavements, where the verges are difficult to walk on or where there are hedges on both sides. Highland Brow, Five Ashes Lane and Tarnwater Lane are narrow country lanes that all start with a 4m width but have substantial narrowing along them making them a bottleneck, with larger vehicles regularly coming to a standstill. These roads are all used by cyclists for leisure, exercise and commuting. They provide routes to the Forest of Bowland, and to the highly popular Glasson Dock to Lancaster cycle way as well as other areas.
13. Part 2 of the report notes the incidences of recorded collisions but also advises that residents are aware that many of the frequent accidents at two particular crossroads do not get reported on the police or Highways databases.
14. The report identifies a number of improvements that should be made to the footpath and road network in order to improve safety and accessibility for all users. These aspirations are summarised in Part 1 Figure 2 (Walking Routes), Part 1 Figure 3 (Road Safety) and Part 2 Figure 1 (Cycling Routes) with some improvements applying to more than one category of movement. Map 6: Vision of Improvements to Encourage Walking, Cycling and Horse Riding on p37 amalgamates these aspirations as the vision for how accessibility should be improved. Delivery of many of these improvements is largely within the remit of County Highways with funding coming from its own budget, grants or developer contributions, but County Highways encourage the production of the map and report, (the "Accessibility Vision") so that there is a consistent, clear record of what improvements the parish council aspires to consistently and persistently pursue over the life of the Neighbourhood Development Plan.

**Map 6: Vision of Improvements to Encourage Walking, Cycling and Horse Riding**



**Note - All routes are indicative.**

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## 10. Next Steps

1. Lancaster City Council will publish SRNP for a further 6 weeks formal consultation before it proceeds to an independent examination and then hopefully referendum. If there is a majority Yes vote, SRNP will be made (adopted) and used to help determine planning applications within the neighborhood plan area and parish.

## 11. Monitoring and Review

<b>Policy Number</b>	<b>Policy Title</b>	<b>Monitoring Process</b>	<b>Monitoring Data</b>
SR1	Bailrigg Village Area of Separation and Development Boundary	Review of planning applications	Number of applications refused on grounds of inappropriate built form within the Area of Separation where policy SR1 of SRNP is cited as a reason for decision.  Number of applications refused/approved within the Bailrigg Development Boundary where policy SR1 of SRNP is cited as a reason for decision.
SR2	Small Scale Development in Burrow Heights and Lower Burrow Local Character Area	Review of planning applications	Number of applications refused/approved on grounds where Policy SR2 of SRNP is cited as a reason for decision.
SR3	Landscape Character	Review of planning applications	Number of applications refused/approved on landscape grounds where Policy SR3 of SRNP is cited as a reason for decision.
SR4	Hedgerows, Trees and Woodland	Review of planning applications	The number of planning applications which incorporate one or more measures set out in the Policy SR4 of SRNP. (Target 100%)
SR5	Wildlife and Biodiversity	Review of planning applications	The extent to which successful planning applications protect and enhance local biodiversity in the Scotforth Rural neighbourhood area

<b>Policy Number</b>	<b>Policy Title</b>	<b>Monitoring Process</b>	<b>Monitoring Data</b>
			(Target 10% net gain in biodiversity).
SR6	Responding To Local Character	Review of planning applications	Applications refused/approved on design grounds where Policy SR6 of SRNP and Scotforth Rural Neighbourhood Plan Design Guide and Codes are cited as a reason for decision.
SR7	Sustainable Design	Review of planning applications	Applications refused/approved on sustainability grounds where Policy SR7 of SRNP is cited as a reason for decision.
SR8	Reducing Flood Risk and Improving Drainage	Review of planning applications	The number of planning applications which incorporate one or more measures set out in the Policy (Target 100%)
SR9	Walking, Cycling and Horse Riding	Review of planning applications	The number of planning applications which incorporate one or more measures set out in the Policy (Target 100%)
All		Review of planning applications	Parish Council to consider all proposals against 'need, balance and infrastructure'.

## 12. Appendices

### Appendix 1: Listed Buildings and Non designated Heritage Assets (NDHAs)

#### **BAILRIGG FARMHOUSE**

List Entry Number: 1071754

Heritage Category: Listing

Grade: II

Location: BAILRIGG FARMHOUSE, Scotforth, Lancaster, Lancashire

#### **BURROW HEIGHTS COTTAGES**

List Entry Number: 1164537

Heritage Category: Listing

Grade: II

Location: BURROW HEIGHTS COTTAGES, 1 AND 2, Scotforth (DET), Lancaster, Lancashire

#### **MOUNT VERNON FARMHOUSE**

List Entry Number: 1317718

Heritage Category: Listing

Grade: II

Location: MOUNT VERNON FARMHOUSE, Scotforth, Lancaster, Lancashire

#### **LOWER LANGTHWAITE FARMHOUSE AND BARN ADJOINING WEST**

List Entry Number: 1362501

Heritage Category: Listing

Grade: II

Location: LOWER LANGTHWAITE FARMHOUSE AND BARN ADJOINING WEST, Scotforth, Lancaster, Lancashire

See: <https://historicengland.org.uk/listing/the-list/>

## **Non-Designated Heritage Assets in Scotforth Rural Neighbourhood Plan Area**

Please see Lancaster City Council's Interactive Map at:

<https://experience.arcgis.com/experience/6ad177f5e1714602ae66238e1767c50a>

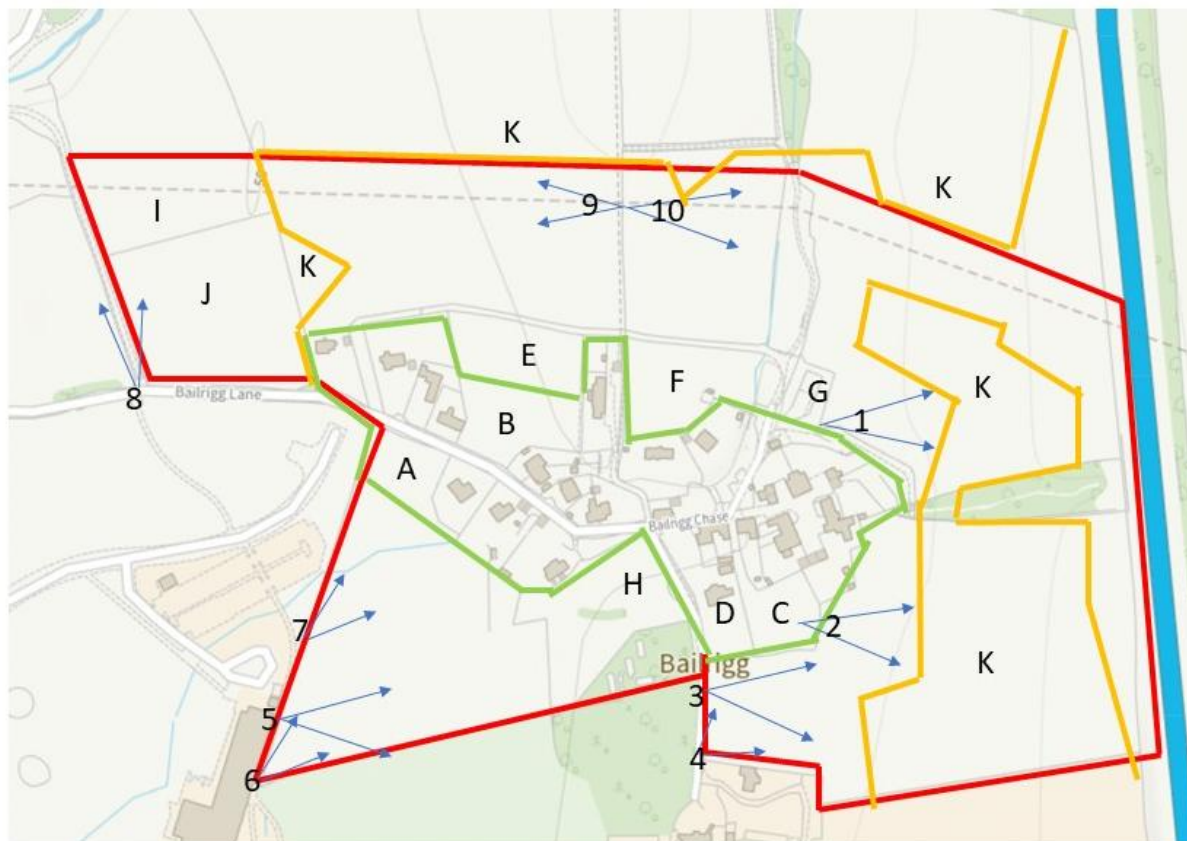
Non-designated heritage assets (NDHAs) are buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions, but which are not formally designated heritage assets. NDHAs play an essential role in building and reinforcing the distinct character of our district.

'NDHA' is not a formal or static designation, but a way of recognising the broad spectrum of the historic environment which does not meet the stringent criteria for statutory designation, but which is relevant in the context of the National Planning Policy Framework. All aspects of the built environment have the potential to be of heritage value.

Those NDHAs that have been identified and assessed against LCC's selection criteria have been included on the interactive map of the District, Further NDHAs will be added over time. It is, therefore, important to note that the map is not definitive and if a property has not been identified it may be because it has not yet been assessed.

## Appendix 2: Bailrigg Village Area of Separation and Bailrigg Village Development Boundary

Map 7: Proposed Area of Separation and Development Boundary



### Key

 Bailrigg Development Boundary

 Bailrigg Area of Separation

**A to K** Parcels included or excluded from development boundary

**1 to 10**  Direction of Photographs

### Explanation of Identified Bailrigg Village Development Boundary and Area of Separation

- The proposed development boundary is consistent with the Design Code for Small Scale Developments which specifies that development should maintain the linear pattern of housing, i.e. houses should have direct access to Bailrigg Lane, and cul-de-sacs should be avoided. This principle was also emphasised in the planning officer’s refusal of planning application (21/00506/OUT) where the Parish Council was not objecting to housing but to the positioning of housing and similarly the appeal (APP/A2335/W/22/3297301) was rejected on the grounds that it did not conform to Local Plan “policies [that] seek to ensure that developments contribute positively towards their setting and reflect the existing arrangement of built form.”

- The parcels of land marked A-H are justified below in relation to inclusion or exclusion within the development boundary or Area of Separation:
  - Parcel A – Within development boundary. This fronts onto Bailrigg Lane and therefore is accessible. The rear boundary follows the line of adjacent houses.
  - Parcel B – Within development boundary. This fronts onto Bailrigg Lane and therefore is accessible. The rear boundary follows the line of adjacent houses. Part of this parcel was the subject of refused planning application (21/00506/OUT)
  - Parcel C – Within development boundary. This is currently being developed, in sympathetic design, and has access to Bailrigg Chase (its planning application 19/00980/FUL was objected to by the Parish Council on the grounds of drainage and accessibility).
  - Parcel D – Within development boundary. This has planning permission (20/00625/FUL) for two barns that will accommodate University visiting staff.
  - Parcel E – Outside development boundary. This is excluded because properties would not have frontage onto Bailrigg Lane.
  - Parcel F – Outside development boundary. This is excluded because there is no access from Bailrigg Lane.
  - Parcel G – Outside development boundary. This stockyard is excluded because it would not front onto Bailrigg Lane or Bailrigg Chase. The apparent access is only a narrow farm track.
  - Parcel H – Outside development boundary. This area is excluded because there is no means of safe access from Bailrigg Lane or Croft Drive (main cycleway to University). A planning application (21/00507/OUT) was refused for this reason, amongst others.
  
- The proposed Area of Separation is consistent Local Plan Policy SG1 principles 6 and 8. The boundaries have been identified through landscape, heritage and drainage assessments and are defined in the report “LANDSCAPE CHARACTER ASSESSMENT AND EVIDENCE BASE TO DEFINE AN AREA OF SEPARATION IN SCOTFORTH” by EPD Landscape consultants.
  
- The parcels of land marked I and J are included within the Area of Separation. There is planning permission for a solar farm (23/01383/FUL) on part of the area. The solar farm has a temporary life of 25 years and will continue to be grazed and therefore this land should still be safeguarded from permanent built development.
  
- Part of the Area of Separation, marked K and bounded in orange on the map, was proposed for housing in the Parameter Plan submitted with the planning application by Gladman (19/01135/OUT) which was dismissed on appeal on 21<sup>st</sup> November 2024.

### **Photographs of Area of Separation Boundary**

The following 10 photos clearly illustrate (a) the clearly defined boundaries of the Area of Separation and (b) landscape features which overlook and slope down into Bailrigg village. Built form should be avoided in these areas in order to protect existing properties from overlooking and coalescence with the University and proposed NHS developments. Map 7 shows the location and direction of each of the following 10 viewpoints marked with its number and directional arrows.



Figure 1:

1. Land northeast of Bailrigg, bounded by the M6 and the powerlines



Figure 2:

2. Land southeast of Bailrigg, bounded by M6 and field hedges



Figure 3:



Figure 4:

3. Field south of Bailrigg bounded by M6, and 4. hedge line and fence line (in foreground) illustrating land sloping steeply down towards Bailrigg.



Figure 5:

5. Field southwest of Bailrigg (photo taken from University Health Innovation Campus (HIC)) bounded by woodland, recently replanted and filled hedge (to right) and fence line (in foreground).



Figure 6:

6. Field southwest of Bailrigg (photo taken from University playing fields) bounded by hedge alongside HIC and recently replanted and filled hedge (in foreground) illustrating how close the HIC and Bailrigg are and where coalescence must be avoided.



Figure 7:

7. Field west of Bailrigg bounded by new hedge at HIC



Figure 8:

8. West boundary along cycleway, bounded by hedge up to powerline



Figure 9:

9. Powerline between cycleway and drumlin top public footpath, marking northwest boundary of Area of Separation



Figure 10:

10. Powerline between drumlin top public footpath and M6, marking northeast boundary of Area of Separation

### **Appendix 3: Design Principles for Improving Accessibility**

The following principles are extracted from the report Promoting Accessibility, Health and Wellbeing Part 1. They summarise the aspirations for improving accessibility and the planning principles to be applied.

- Improvement of junctions where cycle and walkways crossroads. The most obvious of these is the University cycle / walkway as it crosses Bailrigg Lane. The sight lines need to be considerably improved. Traffic calming measures along Bailrigg Lane need to be considered.
- Improvement of connections from University to City centre. Particularly with regard to safety. These routes would include cycle ways alongside but separate from the A6, in particular the section north of Filterhouse / Bailrigg Student Living ideally ought to include a separate bridge over Burrow Beck. Increased safety on Burrow Road and Blea Tarn Road achieved through sensible speed limits
- 30-40 mph speed limits need to be appropriately introduced on all B-class roads and STOP junctions implemented for the most accident prone junctions in the parish.
- Use of Tarnwater Lane, Burrow Road and Five Ashes Lane by HGV's needs to be prohibited except for deliveries.
- Where possible making more use of the verges as a safe place to walk needs to be implemented. This is particularly important on Bailrigg Lane, Burrow Road, and Blea Tarn Road.
- Footpaths should use kissing gates rather than stiles. Hardcore surfaces should be used for heavily used footpaths.
- Cycle networks design should prioritise safety, comfort, and attractiveness and take priority over motorised modes of travel
- New housing needs to include the ability to store a cycle
- When land use is changed consideration of the potential for further cycle and footpath connections must be explored and become a planning condition.
- The provision of footpaths and cycleways outside Scotforth PC boundary needs to be taken into account when considering planning within Scotforth PC

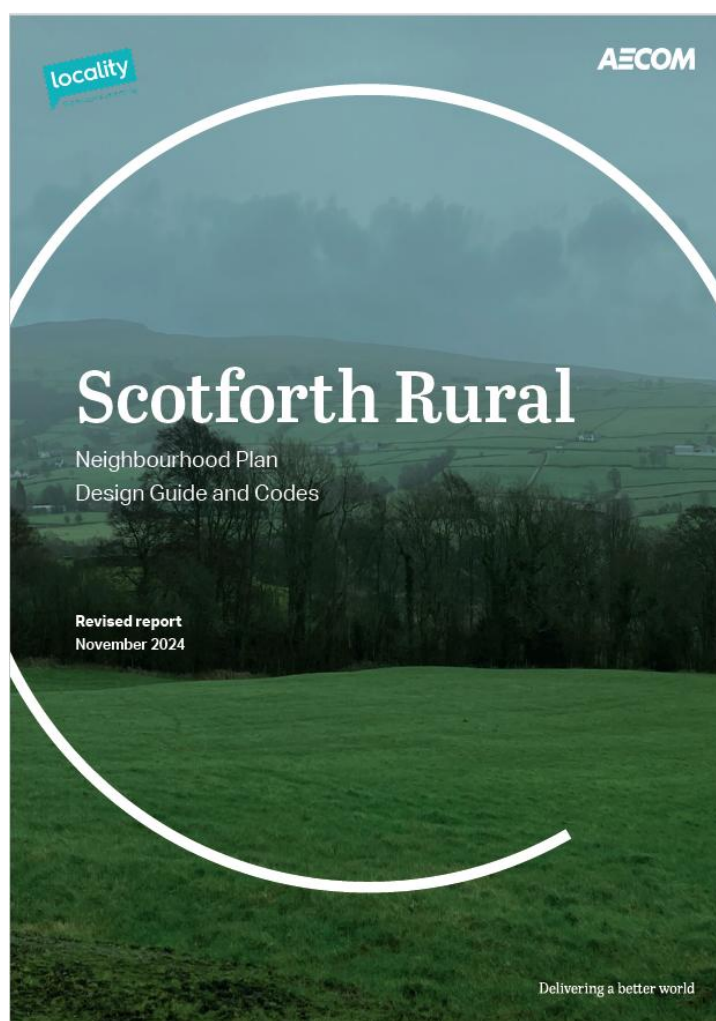
In addition, the Parish Council will proactively engage with Lancaster City Council, County Highways and other appropriate bodies to promote the delivery of the Accessibility Vision set out in the report Promoting Accessibility, Health and Wellbeing and summarised on Map 6: Vision of Improvements to Encourage Walking and Cycling on p37.

## Appendix 4: Scotforth Rural Neighbourhood Plan Design Guide and Codes

This Neighbourhood Plan adopts the Scotforth Rural Neighbourhood Design Guide and Codes (Design Code) for use in decision making, and this Appendix provides a copy of the specific codes to be used. Applicants/developers should refer to the Design Code document for the background, area analysis and details of the codes to be used.

See complete separate document at:

<https://scotforthparishcouncil.org.uk/wp-content/uploads/2024/08/Design-Guide-and-Codes.pdf>



## 3. Design Principles & Codes

### 3.1 Design Principles

Whilst this report focuses on design codes for small scale development within existing settlements, the parish council have recognised that design codes are also required for potential substantial developments envisaged in the Local Plan such as the Garden Village or large greenfield sites more generally. All design codes should conform to the following design principles, many of which were also proposed in the garden village masterplan.

The guidance in this report applies to development that requires planning permission, and can be split into the following types:

- Mandatory Code - Expressed as **MUST** (principles that are requirements).
- Non-mandatory guidance - Expressed as **SHOULD** (principles that are strongly encouraged).
- Non-mandatory guidance - Expressed as **COULD** (principles that are suggestions).

Development should:

1. Reflect the rural character of traditional settlements and protect surrounding landscape character.
2. Maintain character, identity, linear pattern and separation for existing settlements.
3. Protect drumlin tops to maintain the character of the landscape and connect with paths to promote access.
4. Protect and enhance the unique landscape character of the wet valley areas and the canal corridor.
5. Promote active travel and sustainable modes of transport through new cycle lanes, footpaths and bus routes and traffic calming measures. Any large developments should have strong interconnectivity with neighbouring settlements
6. Any large-scale development should facilitate improved infrastructure for adjacent existing settlements where reasonable.
7. Design-in sustainable drainage strategies to manage water flows and storage and reduce flood risk.
8. Plant new woodland areas and protect and maintain existing woodland and hedgerows to maximise ecological and water management value.
9. Ensure agricultural land remains coherent (not fragmented).

## 3.2 Small scale housing development

**Definition of small-scale development:** Lancaster Local Plan describes developments of 10 dwellings or less as small schemes. However, developments of 10 or more dwellings are described nationally as major developments. Therefore, up to and including 9 dwellings will be considered small scale development. Infill sites between existing dwellings on a street are sometimes referred to as “gap sites”. Likewise, development to the rear of existing properties is sometimes referred to as ‘backland development’ (although not supported by the code) and development on the edge of a settlement is sometimes referred to as ‘rounding off’.

**Other definitions:** Infill housing development is not defined in the Lancaster Local Plan but typically refers to residential development occurring within the boundary of a settlement, within an existing developed context, utilising vacant or underutilised sites. The amount of development will depend on the size of the available land. Infill sites do not usually require the demolition of existing homes however there may be infrastructure that needs to be relocated as part of the development, such as garages. Small scale new access infrastructure may be required but this will generally be taken from an existing street or access point.



**Figure 22:** Characterful buildings along Bailrigg Lane

**Aim:** The parish council have need of a design code to ensure any small-scale housing development fits in with the existing pattern of the settlements in the neighbourhood area. The code therefore covers predominantly infill within settlements but also rounding off or development on the edge of a settlement as well as stand-alone properties where houses are scattered along the existing rural roads.

The following design codes will cover these topics:

- Boundaries and car parking
- Materials
- Architecture & appearance
- Context response
- Rural character
- Public realm
- Landscape
- Views & screening
- Habitat & biodiversity
- Community & Involvement
- Density and scale
- Building height and position
- Building typologies



**F.23**

**Figure 23:** Stone and slate building on Hazelrigg Lane

### 3.3 Design Codes for small scale housing development

The following design principles apply to any small-scale housing development within the Neighbourhood area and will ensure that small scale development is well designed and contributes to the existing rural settlement character.

#### Boundaries and car parking

- Where developments relate to main lanes within settlements then hedgerows or stone wall boundaries should define the site frontage (subject to any existing hedgerows to retain).
- Plot boundary treatments must be provided to define public and private space and add to the definition and sense of ownership along streets. Boundaries of low stone walls should be used on primary access streets (closed board fence should not face public spaces).
- Plots should utilise front boundary treatments of native hedgerows or low stone walls to the public areas (especially rear or side boundaries which must not be close board fence).
- Requirements for parking should not undermine the attractiveness of the street scene. Boundary treatments or trees should screen on plot car parking.
- Garages can also be included in the design, as long as they don't negatively impact on the streetscene.
- Garages and outbuildings should be set behind the building line and no more than double in length where facing the street.
- Refuse bins, wherever possible, should not be visible from the street or be enclosed in a shelter that reflects the materials and character of the house.

F.24



Fig. 25



Figure 24: Traditional stone wall boundary      Figure 25: Garage at Bailrigg Farmhouse



Figure 26: Boundary treatments should screen on plot car parking  
AECOM

Figure 26: Boundary treatments should screen on plot car parking

## Materials

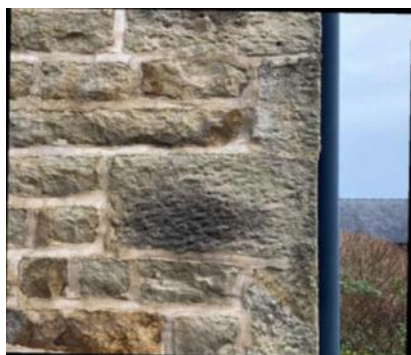
- Materials and style of home should be responsive to local character in conception with consideration for local styles and the materials, namely stone elevations and slate roofs.
- A mix of elevation materials is allowed as long as stone is predominant (>50%) and facades visually match the traditional character of Scotforth.
- Innovation in materials and construction techniques may be appropriate if achieving considerable sustainability credentials but must be attractive and sympathetic to local styles.
- Architecture & appearance
- Sympathetic styles of architecture should be presented when facing existing traditional properties.
- Buildings should include traditional architectural features such as lintels, architraves and quoins.
- Stone used for quoins should preferably be unrefined and have a “rustic” appearance to harmonise with the rural character of the hamlets.

F.27



**Figure 27:** Stone elevations and slate roofs reflect the traditional character of Scotforth

F.28



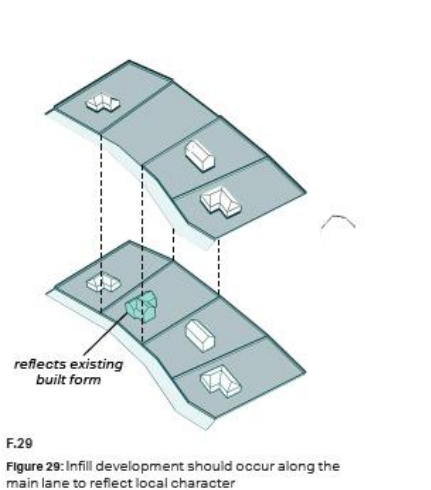
**Figure 28:** Stone quoins are a traditional feature in the Neighbourhood Plan area. See figure 14 for example of mix of stone and render/pebbledash.

## Context response

- Dwellings should respect the topography and drainage pattern of the site, respecting the landform and aligning routes and paths on comfortable gradients where possible.
- On-site drainage should ensure that water does not run off into the road.
- New development within hamlets and along existing rural lanes should front onto the road and not be set back or disengage with the street scene, in order to reflect local character.

## Rural character

- The development pattern should be laid out informally overall but with some gradation from more formal to less formal spaces (and/ or changes in density) to create variety and interest.
- Solar panels are encouraged for new properties and acceptable for existing properties, as long as they are sensitive to the rural character of the area.
- New development should include variety in its design (for example, varied roof forms). Repetitive designs are not recommended as they could impact the rural character of the hamlets.
- New development should contribute to the rural character of the settlement. Standardised suburban street designs without local character are not appropriate.



F.30

Figure 30: Variety in roof forms





F.31

**Figure 31:** Solar panels on a detached house on Bailrigg Lane

## Public realm

- Stone paving, gravel or other permeable materials should be considered to improve the visual appeal of public spaces; large expanses of tarmac undermine public spaces and the rural feel of many new developments.
- New development should preserve existing footpaths and cycleways.
- Green verges are a feature of the area and should be preserved to keep the rural look of Scotforth; however, measures to improve the safety of pedestrians should be considered.



F.32

**Figure 32:** Gravel can be used in public realm, for example for footpaths



F.33

**Figure 33:** Large tarmac areas have a detrimental impact on the rural character of the area



F.34

Figure 34: Green verge with hedgerow along Bailrigg Lane

## Landscaping

- Retain existing trees and hedgerows, unless dying, on the site within verges and in open spaces within the layout of new development. Replace removed items on 3:1 ratio where possible.
- Include generous offsets to boundary vegetation such as native hedgerows and provide additional planting on sensitive landscape edges – screen planting may be required on some sites and should be designed in conjunction with results of any landscape and visual impact surveys.
- The location of SuDS features will naturally be determined by topography (working towards the lower end of the site) and must be outside of the key flood risk areas.



F.35

Figure 35: Hedgerows, green verges and mature trees contribute to the rural character of the area and should be preserved

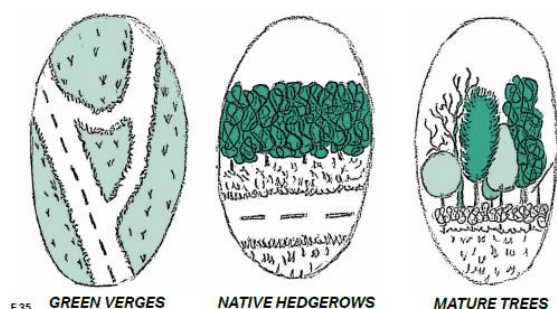


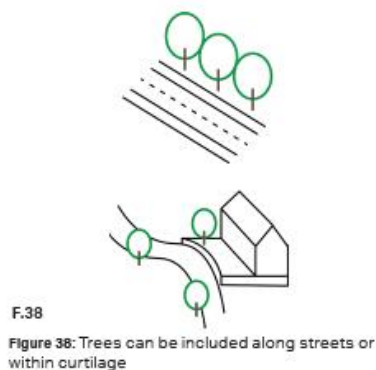
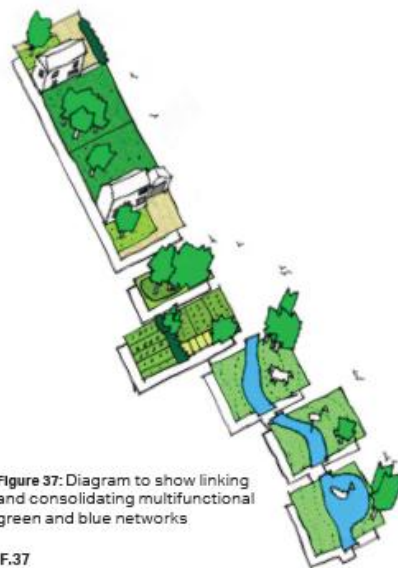
Figure 36: Green verges, hedgerows and mature trees are an essential feature of the area

### Views & screening

- The appearance, massing and scale of development should be filtered and broken-up by green infrastructure such as open spaces, trees, hedges and planting.
- Although a combination of different elevation materials is allowed, these shouldn't impact the overall look of the settlement as well as views of the settlement from the surroundings; when using render, bright and highly visually impacting colours are not recommended.
- Satellite dishes and aerals should not be visible from the street or the visual effect should be kept to a minimum.

### Habitat & biodiversity

- Green infrastructure elements should be combined to form a multi-functional green network. Existing and new planting should knit together within this network at a range of scales, with minimal breaks to create connected habitats and routes for wildlife.
- If new developments include new trees and hedgerows, native species should be prioritised. However, climate change is pushing native trees to the limit of what genetically they can cope with. Thus, non-native trees that can cope with these new conditions can be planted as well, as long as they provide similar habitats for native species.

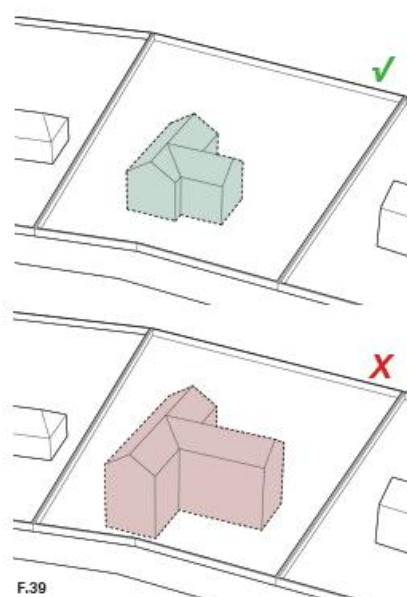


## Community & Involvement

- Providing new community services and facilities can be considered as long as the tranquil and rural feel of Scotforth is not impacted.
- Local community should be consulted during the design process of new development.
- Whenever a new development occurs the opportunity should be taken to explore whether solutions to existing issues identified by the local community can be incorporated into the scheme, with incremental costs being covered by the beneficiaries, for example shared water treatment plant or improved drainage.

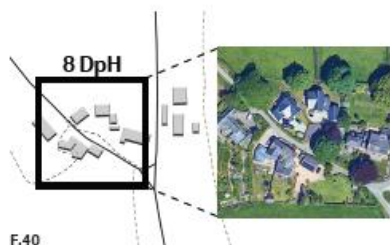
## Density and scale

- The density of the settlements in the area is low, around 7 – 8 DpH. Any new development of higher density must be reflective of the existing built form and character of the area.
- Developments must be designed in a neighbourly way to respect existing development plots or buildings adjacent to the site. They must provide suitable offsets to prevent overlooking of private space and be of a comparable built form and scale so as not to overwhelm existing buildings or compromise existing good character.



F.39

Figure 39: Appropriate and inappropriate infill development scale. If development has a higher density (includes more dwellings) it should be reflective of the existing built form.



F.40

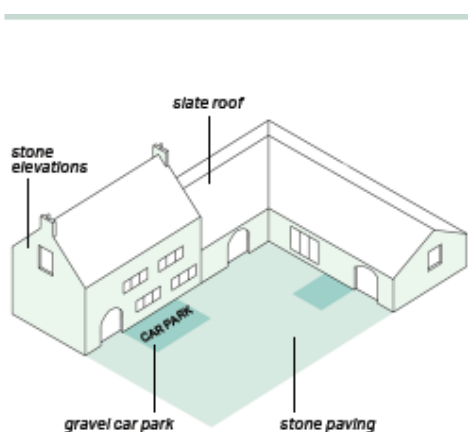
Figure 40: Density study in Burrow Heights

## Building height and position

- Buildings heights may vary from 1.5 – 2 storeys with a varied roofscape that helps to break up the appearance of development.
- Building position and landscape features should define the streets and spaces between them, not the other way around. In other words, buildings should not all be offset in a standardised way from the edge of the street that they face.

## Building typologies

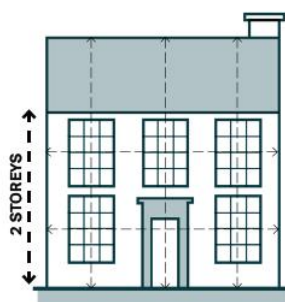
- Building types that refer to the semi-rural working building vernacular such as cottages; farmsteads; barns and rural housing clusters should inform house type design.



F.41

Figure 41: Farmsteads reflect the character of the area

Prepared for Scotforth Neighbourhood Plan



F.42

Figure 42: New buildings shouldn't exceed 2 storeys



F.43

Figure 43: Converted barn in Lower Burrow

## 3.4 Design Codes for Innovative Sustainable Design

Climate change is a growing issue that needs to be addressed worldwide, however, to do so each community must make an individual contribution by promoting good practices in their neighbourhood areas that will have a cumulative impact. The following codes explore a series of design solutions that will make Scotforth more sustainable and a contributor to global measures to fight against climate change. The use of innovative design to make new development more sustainable is accepted provided it is justified on sustainability and is still recognised as consistent with the existing rural build form. The codes focus on four main topics, namely:

- Resilience to Climate Change
- Assessing Alternative Energy Sources
- Electric Vehicle charging
- Energy efficiency measures towards Net- Zero carbon
- Resilience to Climate Change

All new development should work to moderate extremes of temperature, wind, humidity, local flooding and pollution in the neighbourhood area:

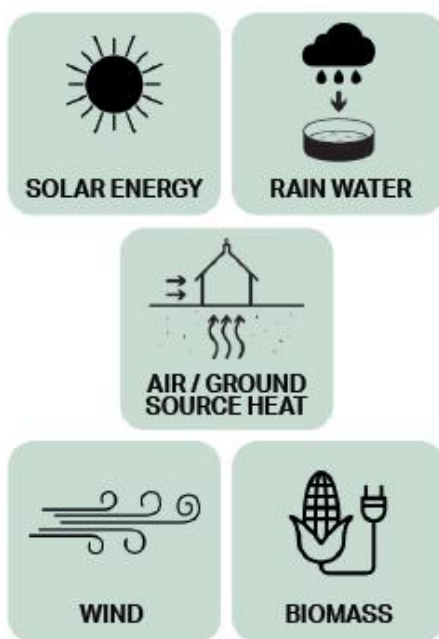
- The design of proposals must assess and respond to the hydrological characteristics of a site to ensure a flood resilient design is achieved. Ensure that the external levels fall away from the ground floor level of the proposed buildings (following any regrade), to allow for safe overland flow routes within the development and minimise any associated flood risk from overland flows. It is good practice for the finished floor levels and manhole cover levels to be higher than the manhole cover level at the point of connection to the receiving sewer.
- Areas of the neighbourhood area are at risk of flooding from watercourses and surface water. Avoid siting homes in high risk flood areas and mitigate increased risk of storms/flooding by ensuring developments incorporate high-quality multifunctional sustainable drainage systems with a treatment train throughout the development. These reduce the amount and rate at which surface water reaches sewers/watercourses. Often, the most sustainable option is collecting this water for reuse, having the added benefit of reducing pressure on valuable water sources;
- Plant trees as part of every development, wherever possible, for habitat, biodiversity and amenity;
- Eco-systems cannot adapt as fast as the climate is changing leading to loss of biodiversity. Protecting and enhancing local watercourses and green infrastructure can combat this. Aim to increase ecology through biodiversity net-gain (BNG) in major developments;
- Use street trees and planting to moderate and improve micro-climate for streets and spaces; and
- Minimise land consumption in the neighbourhood area, as it is a main driver of climate change and has a major impact on natural resources, including soil, nutrients, plants and animals.



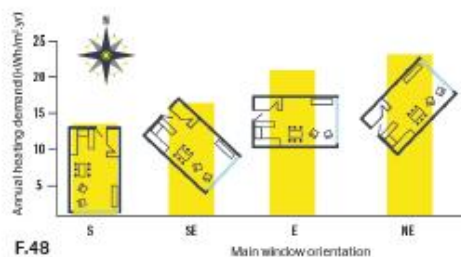


Fig.46

Figure 46: Carefully angled solar panels that harness every moment of the sun



F.47



F.48

Figure 47: Key alternative natural energy sources

Figure 48: Building orientation influences the annual heating demand

## Electric Vehicle charging

Current transition to electric vehicle technology and ownership comes with related issues that must be addressed by new development. Proposals should:

- Ensure charging points are convenient by being close to homes or on plot parking;
- Incorporate charging points under cover within car ports and garages wherever reasonable and possible;
- Integrate car parking sensitively within the streetscene. For example, parking set behind the building line or front of plot spaces lined with native hedgerow planting;
- Consider visitor parking / charging needs, and provide wherever reasonable and possible;
- Identify existing unallocated / on-street parking areas and feasibility (endorsed by relevant statutory authority) to provide electric charging infrastructure not linked to the home where charging cannot be accommodated on the development site;
- Provide secure, serviced communal parking areas for higher density homes; and
- For public parking, integrate charging infrastructure sensitively within streets and spaces, for example, by aligning with green infrastructure and street furniture.



Figure 49: Home electric vehicles charging point



Figure 50: Public electric vehicles charging points

## Energy efficiency measures towards Net-Zero carbon

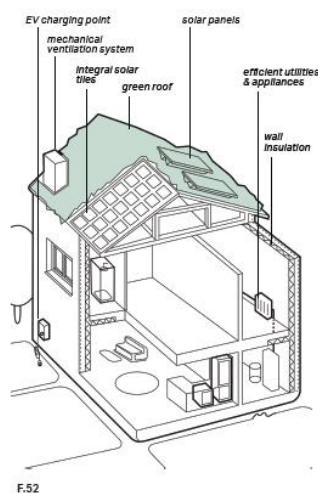
By default, new development should adopt a fabric first approach to attain higher standards of insulation and energy conservation.

- Reducing energy demand further by employing passive design principles for homes is desirable and can make some forms of development more acceptable to the community (window orientation, solar gain, solar shading, increased insulation, ventilation with heat-recovery);
- Maximise on-site renewable energy generation (solar, ground source, air source and wind driven); and
- Consider building form and thermal efficiency: point-block/ terraced / semi-detached / detached all have different energy efficiency profiles. This must be balanced with local design preference and character considerations to ease acceptance for development.



Fig. 51

Figure 51: Air source heat pump unit



F.52

Figure 52: Cut-through diagram of an energy efficient home and its features



F.53

Figure 53: Air source heat pump housing covers the unit and harmonises with the building aesthetic



**Scotforth Parish Council**

**July 2025**