

**Scotforth Rural
Neighbourhood Development Plan**

Basic Conditions Statement

July 2025

Scotforth Parish Council

With support from



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1.0 Introduction

1. [Planning Practice Guidance \(Paragraph: 065 Reference ID: 41-065-20140306\)](#) sets out that only a draft Neighbourhood Plan that meets each of a set of basic conditions can be put to a referendum and be made. The basic conditions are set out in [paragraph 8\(2\) of Schedule 4B of the Town and Country Planning Act 1990](#) as applied to neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004. The basic conditions are:
 - a. having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the order (or neighbourhood plan).
 - b. having special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest that it possesses, it is appropriate to make the order. This applies only to Orders.
 - c. having special regard to the desirability of preserving or enhancing the character or appearance of any conservation area, it is appropriate to make the order. This applies only to Orders.
 - d. the making of the order (or neighbourhood plan) contributes to the achievement of sustainable development.
 - e. the making of the order (or neighbourhood plan) is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area).
 - f. the making of the order (or neighbourhood plan) does not breach, and is otherwise compatible with, EU obligations under retained EU law¹.
 - g. prescribed conditions are met in relation to the Order (or plan) and prescribed matters have been complied with in connection with the proposal for the order (or neighbourhood plan).
2. Regulation 32 of the 2012 Regulations prescribes a further Basic Condition for a neighbourhood plan. This requires that the making of the Neighbourhood Development Plan does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017².
3. This Basic Conditions Statement sets out how the Scotforth Rural Neighbourhood Plan (SRNP) has been prepared to meet the basic conditions. It has been prepared as a supporting document for consideration by the NDP independent Examiner.

¹ The existing body of environmental regulation is retained in UK law

² This revised Basic Condition came into effect by virtue of the Conservation of Habitats and Species and Planning (Various Amendments) (England and Wales) Regulations 2018.

2.0 Legal Requirements

2.1 The Submission Plan is being submitted by a qualifying body

The Submission Plan is being submitted by a qualifying body, namely Scotforth Parish Council.

2.2 What is being proposed is a neighbourhood development plan

The plan being proposed relates to planning matters (the use and development of land) and has been prepared in accordance with the statutory requirements and processes set out in the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Planning Regulations 2012).

2.3 The proposed Neighbourhood Plan states the period for which it is to have effect

The proposed Neighbourhood Plan states the period for which it is to have effect. That period is from 2025 to 2031 (from the current year and referring to the same period as the Local Plan for Lancaster District 2020 – 2031 Part One: Strategic Policies & Land Allocations Development Plan Document (climate emergency review) Adopted 22 January 2025)³.

2.4 The policies do not relate to excluded development

The Neighbourhood Plan proposal does not deal with county matters (mineral extraction and waste development), nationally significant infrastructure or any other matters set out in Section 61K of the Town and Country Planning Act 1990.

2.5 The proposed Neighbourhood Plan does not relate to more than one neighbourhood area and there are no other neighbourhood development plans in place within the neighbourhood area.

The Neighbourhood Plan proposal relates to the designated Scotforth Rural Neighbourhood Plan Area and to no other area. There are no other Neighbourhood Plans relating to that neighbourhood area. The Designated Neighbourhood Plan Area has the same boundary as that of the Parish at the time of the designation and is shown on Map 1 in the NDP.

³ See: <https://www.lancaster.gov.uk/planning/planning-policy/about-local-plan>

3.0 Basic Conditions

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

1. Scotforth Rural Neighbourhood Development Plan has been prepared having appropriate regard to the policies set out in the revised National Planning Policy Framework (NPPF), updated 12th December 2024⁴. Note - only those policies and sections in the NPPF that are relevant to the NDP are addressed below.

Achieving Sustainable Development

2. Paragraph 1 of the NPPF explains that *'The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied.'* Paragraph 7 sets out that *'The purpose of the planning system is to contribute to the achievement of sustainable development, including the provision of homes, commercial development and supporting infrastructure in a sustainable manner. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs⁴. At a similarly high level, members of the United Nations – including the United Kingdom – have agreed to pursue the 17 Global Goals for Sustainable Development in the period to 2030. These address social progress, economic well-being and environmental protection.'*
3. The planning system has 3 overarching objectives to achieve sustainable development (paragraph 8): an economic objective, a social objective and an environmental objective. These objectives should be delivered through the preparation and implementation of plans (paragraph 9). The NDP includes various policies which, together, should deliver sustainable development.

Table 1 sets out how SRNDP delivers the 3 overarching Objectives.

Table 1 Delivering Sustainable Development

NPPF Overarching Objectives	SRNP
<p><i>a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;</i></p>	<p>Scotforth Rural is a largely rural area located to the south and southeast of the City of Lancaster and surrounding part of the University of Lancaster campus. It includes an area within the Forest of Bowland National Landscape area. The NDP does not have a strong focus on economic development as these matters are adequately addressed in the Local Plan. However, SRNP recognises that there is a need to improve accessibility and linkages from within the area to the City of Lancaster and the university so that local</p>

⁴ <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

	<p>people can access jobs and services without having to rely on the private car.</p> <p>Therefore Objective 4 is 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. This will be delivered through SRNP Policy SR9 Walking, Cycling and Horse-Riding and various actions set out in Appendix 3 of the Plan.</p>
<p><i>b) a social objective -</i> <i>to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and</i></p>	<p>The neighbourhood plan area includes an area within Lancaster South Broad Location for Growth. The neighbourhood plan notes this strategic allocation but recognises that Lancaster City Council's higher level strategic policies provide a suitable framework for determining determine major proposals. Therefore, SRNP contains local, non-strategic housing policies which support and add local detail to higher level, strategic policies.</p> <p>Objective 1 is 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. Bailrigg village is identified as a rural village in the settlement hierarchy where development will be accommodated that meets evidenced local needs only, and it is in the Broad Location for Growth. Policy SR1 identifies a settlement boundary and area of separation to guide development proposals in the village and to protect its setting. The supporting text provides information about evidence required to demonstrate that local needs are being met in development proposals.</p> <p>Objective 2 is 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 (which are also in the Broad Location for Growth). Policy SR2 supports development in this area where it meets</p>

	<p>evidenced local needs and comprises small scale infill and rounding off (typically ones and twos) and respects the setting and form of existing traditional buildings.</p>
<p>c) an environmental objective – <i>to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.</i></p>	<p>SRNP has a strong focus on the protection and enhancement of the natural and built environment. The NDP recognises the area’s built heritage assets including listed buildings and NdHAs. Natural heritage assets also are noted, and SRNP policies should help to protect and enhance local landscape character and wildlife.</p> <p>Objective 2, to protect and enhance the area’s distinctive rural landscape character and buildings will be delivered through a range of policies including SR3 Landscape Character which draws from a local landscape character assessment and Scotforth Neighbourhood Plan Design Guide and Codes. These studies were both commissioned to support the NDP’s preparation. Policy SR4 Hedgerows, Trees and Woodland identifies and protects important wooded areas and trees and SR5 Wildlife should help to conserve and enhance local biodiversity.</p> <p>Policy SR6 Responding to Local Character requires development to respect local character and to use designs which are in accordance with the design principles in the Design Guide and Codes.</p> <p>SRNP also addresses climate change and the move to a low carbon economy, recognising also that parts of the area are increasingly subject to flooding. Objective 3 is 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. This will be delivered through Policies SR7 Sustainable Design and the supporting design codes and SR8 Reducing Flood Risk and Improving Drainage.</p> <p>Objective 4 is to support opportunities for safe and suitable access to both the rural environment and community amenities to</p>

	all, and to encourage active travel and reduce reliance on private cars. This will be delivered through Policy SR9 Walking, Cycling and Horse Riding and various actions in Appendix 3.
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4. The presumption in favour of sustainable development is explained in relation to plan making in NPPF paragraph 11: *‘ Plans and decisions should apply a presumption in favour of sustainable development. For plan-making this means that: a) all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects;’*
5. SRNP includes a suite of local policies which should together help to ensure development meets the needs of the local area, aligns infrastructure improvements, improves the environment, mitigates climate change and adapts to its effects.
6. Paragraph 13 explains that *‘The application of the presumption has implications for the way communities engage in neighbourhood planning. Neighbourhood plans should support the delivery of strategic policies contained in local plans or spatial development strategies; and should shape and direct development that is outside of these strategic policies.’*
7. SRNP has been prepared to support the delivery of strategic policies set out in the Local Plan for Lancaster District.
8. In **Section 3 Plan Making**, NPPF paragraph 16 sets out 6 principles that plans should address. Table 2 sets out how SRNP addresses each of these in turn.

Table 2 Plan Making

NPPF Plan Making Plans should:	Scotforth Rural NDP
<i>a) be prepared with the objective of contributing to the achievement of sustainable development</i>	The NDP has been prepared to contribute to sustainable development; NDP policies support appropriate housing development which respects the natural environment and built character of the neighbourhood area. Table 1 above sets out how the Plan's objectives, policies and proposals address economic, social and environmental objectives.
<i>b) be prepared positively, in a way that is aspirational but deliverable;</i>	The NDP has been prepared positively, with policies that are aspirational and deliverable. Policies promote high quality, sensitive and sustainable designs which apply principles set out in local design guidelines and codes. SRNP Policies have been informed by community engagement and updated taking into account advice and comments from officers at Lancaster City Council and

	independent planning consultants who were engaged by the Parish Council.
<i>c) be shaped by early, proportionate and effective engagement between plan-makers and communities, local organisations, businesses, infrastructure providers and operators and statutory consultees.</i>	<p>The work on SRNP has been led by a steering group of local residents and parish councillors.</p> <p>The accompanying Consultation Statement sets out the details of the various community consultation and engagement activities which have been undertaken at all stages of the Plan’s preparation. Briefly these have included:</p> <ul style="list-style-type: none"> - Spring/Summer 2023 - informal consultation on issues and options - Autumn 2024 – informal consultation on emerging first draft plan including a meeting with landowners / developers - Early 2025 - Regulation 14 public consultation. <p>The NDP pages of the parish council website and newsletters have kept local stakeholders and residents up to date with the plan’s progress.</p>
<i>d) contain policies that are clearly written and unambiguous, so it is evident how a decision maker should react to development proposals</i>	<p>The NDP policies and proposals have been prepared by the steering group, with support from a planning consultant and advice from officers at Lancaster City Council.</p> <p>Amendments have been made through the process in response to suggestions provided during the public consultation processes. It is understood that the Examiner is likely to recommend further changes to wording following the examination process.</p>
<i>e) be accessible through the use of digital tools to assist public involvement and policy presentation; and</i>	<p>All relevant documents have been provided on the NDP pages of the parish council website throughout the Plan’s preparation. The website has been kept up to date to include all documents from each stage prior to submission. Consultations have invited responses using an online response form.</p>
<i>f) serve a clear purpose, avoiding unnecessary duplication of policies that apply to a particular area (including policies in this Framework, where relevant).</i>	<p>The NDP has been amended and updated throughout its preparation to reduce duplication with Lancaster City Council’s policies and national policies, whilst retaining a focus on local priorities identified through the various consultations.</p>

9. **The Plan Making Framework.** Paragraph 18 sets out that ‘*Policies to address non-strategic matters should be included in local plans that contain both strategic and non-strategic policies, and/or in local or neighbourhood plans that contain just non-strategic policies.*’ The NDP contains non-strategic planning policies and proposals that add local detail and value to strategic policies.

10. **Non-strategic policies.** Paragraph 30 advises that *'Neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. Neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies.'* The NDP refers to the relevant Lancaster City Council policies in the supporting text. It does not promote less development than the Local Plan or undermine strategic policies.
11. **In Part 5 Delivering a sufficient supply of homes.** In rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs (paragraph 82) and to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities (paragraph 83). SRNP does not include any site allocations for new housing, but it includes positive planning policies to guide small infill development in Bailrigg village and the smaller settlements of Burrow Heights and Lower Burrow.
12. **Part 8 Promoting healthy and safe communities.** Paragraph 96 advises that planning policies should aim to achieve healthy, inclusive and safe places which promote social interaction with street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods and are safe and accessible with well-designed, clear and legible pedestrian and cycle routes. Developments should enable and support healthy lives, through safe and accessible green infrastructure, and layouts that encourage walking and cycling. SRNP has a strong emphasis on promoting health and wellbeing by protecting and improving local PROW which link across and through the area, including to the open countryside. These policies and proposals also support **NPPF Part 9 Promoting sustainable transport** which sets out that plan making should involve identifying and pursuing opportunities to promote walking, cycling and public transport use (paragraph 109 e)).
13. **Part 12 Achieving well-designed places** supports the preparation of local design codes. Paragraph 132 sets out that *'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.'* Scotforth Rural Neighbourhood Plan Design Guide and Codes was prepared to support the NDP and is referred to in several design policies. The design principles and codes are reproduced in Appendix 4 of SRNP.
14. SRNP includes policies which support development which meets **the challenge of climate change, flooding and coastal change (Part 14)**. Policy SR7 promotes sustainable design and refers to the relevant design codes for Innovative Sustainable Design in the design code document and Policy SR8 aims to ensure development reduces flood risk and opportunities are taken to improve drainage.
15. **Part 15 Conserving and enhancing the natural environment** paragraph 187 advises that planning policies should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes and sites of biodiversity importance. Plans should also recognise the intrinsic character and beauty of the

countryside. SRNP contains policies which require developments to be sensitive to local landscape character and to conserve and enhance biodiversity including nearby internationally important areas of wildlife and the Forest of Bowland National Landscape.

16. SRNP area includes several listed buildings and Non designated Heritage Assets, and these are noted in the plan's supporting text and form part of the justification for policies SR1 and SR2 which aim to protect the setting of traditional buildings and layouts. This is in line with NPPF **Part 16 Conserving and enhancing the historic environment** which notes that heritage assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations (paragraph 202).

b. Having Special Regard to the Desirability of Preserving any Listed Building or its Setting or any Features of Special Architectural or Historic Interest

17. SRNP notes the listed buildings in the Parish. [Note: this Basic Condition only applies to Neighbourhood Development Orders but has been included for the sake of completeness].

c. Having Special Regard to the Desirability of Preserving or Enhancing Character or Appearance of any Conservation Area

18. There are no Conservation Areas in Scotforth Rural neighbourhood plan area. [Note: this Basic Condition only applies to Neighbourhood Development Orders but has been included for the sake of completeness].

d. The making of the order (or neighbourhood plan) contributes to the Achievement of Sustainable Development

19. The Submission Neighbourhood Development Plan contributes to the achievement of sustainable development. This is set out in more detail in Table 1 above in relation to the economic, social and environmental objectives of the NPPF. It supports appropriate new housing development in line with the policies and proposals in the adopted Local Plan and taking into account environmental constraints and opportunities such as landscape and built character, biodiversity and flooding.

e. The making of the order (or neighbourhood plan) is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area)

20. The Submission Neighbourhood Plan is in general conformity with strategic 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]. Table 3 sets out the way that SRNP conforms to the relevant strategic planning policies in the development plan. (SRNP policies and supporting text also refer, where relevant, to the relevant policies in Part Two: Development Management Development Plan Document (climate emergency review) [Adopted 22 January 2025]).

Table 3 General Conformity with Lancaster City Council’s Strategic Planning Policies

Scotforth Rural NDP Policies	A Local Plan for Lancaster District 2011-2031 Part One: Strategic Policies and Land Allocations DPD (climate emergency review) Policies	General Conformity
All policies	<p>POLICY SP9: MAINTAINING STRONG AND VIBRANT COMMUNITIES</p> <p>It is important that local communities have the opportunity to contribute to plan-making through the neighbourhood plan process, where communities take up the option to prepare a neighbourhood plan for their locality, the Council will seek to provide assistance and support in their preparation.</p>	<p>SRNP as a whole is in general conformity with Local Plan Policy SP9 as it has provided an important opportunity for local community to contribute to plan-making for their local neighbourhood.</p>
<p>Policy SR1: Bailrigg Village Area of Separation and Development Boundary</p> <p>Policy SR2: Small Scale Development in Burrow Heights and Lower Burrow Local Character Area</p>	<p>POLICY SP2: LANCASTER DISTRICT SETTLEMENT HIERARCHY</p> <p>The Council will support proposals for development in the settlements set out below, provided that they are of a nature and scale that is proportionate to the role and function of that settlement or where they have been specifically identified in this plan to meet the strategic growth needs of the district. The role each settlement category will play in the future growth of the district is explained below:</p> <p>4. RURAL VILLAGES – these settlements will accommodate development that meets evidenced local needs only.</p>	<p>SRNP Policy SR1 is in general conformity with the district’s settlement hierarchy and development strategy. The Policy reflects Bailrigg village’s role in accommodating development that meets evidenced local needs. The settlement boundary will help to ensure development is well related to existing built form and does not extend into and therefore impact on the identified Area of Separation.</p> <p>Policy SR1 requires development to be proportionate to the scale and character of the village and to be sensitive to heritage assets which include a listed farmhouse.</p>

	<p>POLICY SP3: DEVELOPMENT STRATEGY FOR LANCASTER DISTRICT Development in other rural villages will only be supported where it is clearly demonstrated that it is meeting proven local needs.</p> <p>POLICY SP7: MAINTAINING LANCASTER DISTRICT'S UNIQUE HERITAGE The character of the district is shaped by both the local landscape and townscape built heritage. The district has a rich cultural history that dates back to the Roman prehistoric period and contains a large range of historical assets that chronicle the history of the district through the ages. These are important assets that are protected, either via listing or other designation, from proposals that would harm their heritage significance. These are set out in the list below. The Local Plan will ensure that these designations are protected or enhanced so that their long-term status can be secured.</p> <ul style="list-style-type: none"> • Remaining historic agricultural structures which have shaped the character of our rural areas and provide evidence of earlier farming practices and innovation <p>POLICY SP8: PROTECTING THE NATURAL ENVIRONMENT</p>	<p>This is in general conformity with Local Plan Policy SP7.</p> <p>Bailrigg village is within the Lancaster Broad Location for Growth which is proposed for significant development. SRNP Policy SR1 identifies an Area of Separation in line with strategic Policy EN6 to help protect the character and setting of the village as the proposed Lancaster South AAP is now longer being progressed by the City Council.</p> <p>SRNP Policy SR2 supports small scale development which meets local needs in Burrow Heights and Lower Burrow in accordance with strategic policies SP2 and SP7. These small settlements are also within the South Lancaster Broad Location for Growth and the policy seeks to ensure small scale infill and rounding off development in the area respects local context, character and heritage assets. There are no Areas of Separation for these settlements because they are not identified and supported in the Local Plan (Policy EN6).</p> <p>Policy SR2 also seeks to protect the form of Burrow Heights drumlin by steering development away from the drumlin top. This is a recognised and valued local landscape feature which contributes to local landscape character and Policy SR2</p>
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	<p>Lancaster district contains important landscapes, species and habitats that are valued features of the natural environment. Development is expected to protect, and maintain, and where possible enhance and/ or extend the district’s green and blue spaces, corridors and chains that make up the wider green and blue infrastructure network, and their multifunctional value, integrity and connectivity to ensure the network is as resilient as possible to the impacts of climate change.</p> <p>POLICY SG1: LANCASTER SOUTH BROAD LOCATION FOR GROWTH (INCLUDING BAILRIGG GARDEN VILLAGE) The Council has identified a broad location for growth in South Lancaster, including for the development of the Bailrigg Garden Village, on the Local Plan Policies Maps. This will be a major mixed-use development which focuses on the delivery of at least 3,500 new houses, a number of opportunities for employment and economic opportunities including the delivery of Lancaster University Health Innovation Campus and wider University related expansion.</p> <p>POLICY EN6: AREAS OF SEPARATION It is also the Council’s intention to provide further Areas of Separation to the South of Lancaster as part of the Bailrigg Garden Village to provide separation from the new</p>	<p>therefore is in general conformity with strategic policy SP8.</p>
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	<p>development to Galgate, Bailrigg Village and South Lancaster. These areas will be specifically defined with the forthcoming Lancaster South Area Action Plan DPD. Development proposals within Areas of Separation will be considered against how such proposals affect the openness and visual amenity of this area. Proposals will not be supported where they have impacts on wider openness within the areas and result in the coalescence between settlements and affect overall distinctiveness.</p>	
<p>Policy SR3: Landscape Character Policy SR4: Hedgerows, Trees and Woodland Policy SR5: Wildlife and Biodiversity</p>	<p>POLICY SP8: PROTECTING THE NATURAL ENVIRONMENT Lancaster district contains important landscapes, species and habitats that are valued features of the natural environment. Development is expected to protect, and maintain, and where possible enhance and/ or extend the district’s green and blue spaces, corridors and chains that make up the wider green and blue infrastructure network, and their multifunctional value, integrity and connectivity to ensure the network is as resilient as possible to the impacts of climate change.</p> <p>The Council recognises the importance of biodiversity and geodiversity, and has prepared a Local Plan that will seek to protect sites of recognised importance; it will also seek to protect areas of land that are functionally linked to areas which are</p>	<p>SRNP Policy SR3 is underpinned by a local landscape character assessment. The Policy sets out that opportunities should be taken to conserve and enhance those landscape features which make a positive contribution to local character and identifies important local landscape features within local landscape character areas identified on a map. The Policy also refers to the Scotforth design codes related to landscaping and aims to protect drumlins, PROW and higher quality agricultural land.</p> <p>Policy SR4 goes on to identify locally important areas of hedgerows, trees and woodland and sets out principles for their retention, replacement and enhancement in landscaping schemes.</p>

	<p>of International and / or National importance. The Council also recognises the importance of biodiversity net gain and nature recovery, and contributing towards strengthening the National Nature Recovery Network to restore and enhance the natural environment, working with the responsible authority to produce a Local Nature Recovery Strategy to deliver these requirements in accordance with the Environment Bill. Development proposals will be expected to protect, maintain and enhance the district's biodiversity and geodiversity, and other green and blue infrastructure functions, through the appropriate location of uses, sympathetic design, sustainable construction techniques and appropriate mitigation measures.</p>	<p>These 2 policies are in general conformity with strategic policy SP8 which notes that Lancaster includes important landscapes and valued features of the natural environment and requires development to protect, maintain and where possible enhance green spaces and corridors that make up the area's GI network.</p> <p>SRNP Policy SR5 recognises the importance of biodiversity and wildlife both within the neighbourhood plan area and on internationally and nationally recognised sites close by. The preference is for BNG to be provided on site or within Scotforth Rural neighbourhood plan area. This is in general conformity with strategic Policy SP8 which sets out that the City Council recognises the importance of biodiversity and that the Local Plan seeks to protect areas of land that are functionally linked to areas which are of International and / or National importance. It also recognises the importance of biodiversity net gain and nature recovery.</p>
<p>Policy SR6: Responding to Local Character</p>	<p>POLICY SP3: DEVELOPMENT STRATEGY FOR LANCASTER DISTRICT</p> <p>In general, the scale of planned housing growth in rural areas will be managed to reflect existing population size, be proportionate to existing scale and character of the settlement and the availability of, or the opportunity to provide, infrastructure, services and facilities to</p>	<p>SRNP Policy SR6 sets out that development 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, by applying the relevant design principles and design codes set out in Scotforth Rural Neighbourhood Plan Design Guide and Codes. This has been prepared to apply</p>

	<p>serve the development and the extent to which development can be accommodated within the local area.</p> <p>POLICY SG1: LANCASTER SOUTH BROAD LOCATION FOR GROWTH (INCLUDING BAILRIGG GARDEN VILLAGE) Principles include: 2. Securing high-quality urban design which promotes sustainable, attractive places to live, defining a sense of place and creates a sense of community for its new residents.</p>	<p>for small scale proposals that may come forward in Scotforth over the plan period.</p> <p>It is in general conformity with strategic Policy SP3 which sets out that housing development should be proportionate to the existing scale and character of the settlement. Strategic Policy SG1 will be applied to major development in the Broad Location for Growth, but the principles include securing high quality design which promote attractive places to live in and SRNP Policy 6 will contribute towards this aspiration.</p>
<p>Policy SR7: Sustainable Design</p>	<p>POLICY CC1: RESPONDING TO CLIMATE CHANGE AND CREATING ENVIRONMENTAL SUSTAINABILITY All development should integrate the principles of sustainable design and construction into the design of proposals.</p> <p>In response to the climate emergency declaration made by Lancaster City Council, the content of this Plan Review will aim to assist in the Council's ambitions towards a reduction of carbon emissions to net zero by 2030. This Plan will support those ambitions by ensuring, where appropriate: 1. That new and existing development minimise emissions and maximise the use of renewable energy and resources; 2. That new development mitigates emissions and lessens the effects of climate change through incorporating</p>	<p>SRNP Policy SR7 supports and is in general conformity with strategic Policy CC1 which has formed a key part of the CELPR. Policy SR7 requires schemes to demonstrate that any adverse environmental impacts will be minimised at all stages of the development process and to be in accordance with the Scotforth Rural design codes for innovative and sustainable design. These add further detail to the higher-level strategic policy.</p> <p>In addition, strategic Policy SG1 includes principles for development to minimise its contribution to, and the impacts of, Climate Change and to ensure that new development is resilient and adaptable to the effects of Climate Change and it supports innovative urban design.</p>

	<p>measures which provide climate change adaptation and increased climate resilience;</p> <p>3. That development maximises opportunities to encourage a modal shift in transportation from private car use to accessible active travel and sustainable transport through considered design;</p> <p>4. That development contributes positively to environmental gain by improving the connectivity and multi-functionality of the Green and Blue Infrastructure network in the district, protecting habitats and ecosystems, strengthening nature recovery networks, and ensuring biodiversity net gain;</p> <p>5. That the importance of the use of recycled and low embodied carbon materials is recognised;</p> <p>6. 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, and</p> <p>7. That development recognises the important role that the district's soils provide in mitigating climate change through carbon storage and sequestration.</p> <p>POLICY SG1: LANCASTER SOUTH BROAD LOCATION FOR GROWTH (INCLUDING BAILRIGG GARDEN VILLAGE) Principles include:</p>	
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	<p>11. Taking proper account of the need to design new development to minimise its contribution to, and the impacts of, Climate Change and to ensure that new development is resilient and adaptable to the effects of Climate Change.</p> <p>14. To ensure innovative urban design both in terms of the layout and density of new development and the specific design of new buildings. This should include the application of appropriate new technologies for buildings and transport where possible. Proposals should investigate opportunities for localised heating systems in the South Lancaster area.</p>	
<p>Policy SR8: Reducing Flood Risk and Improving Drainage</p>	<p>POLICY CC1: RESPONDING TO CLIMATE CHANGE AND CREATING ENVIRONMENTAL SUSTAINABILITY All development should integrate the principles of sustainable design and construction into the design of proposals.</p> <p>In response to the climate emergency declaration made by Lancaster City Council, the content of this Plan Review will aim to assist in the Council’s ambitions towards a reduction of carbon emissions to net zero by 2030. This Plan will support those ambitions by ensuring, where appropriate:</p> <p>6. That the natural functioning of river processes are improved or maintained, avoiding placing development in areas at risk of flooding and ensuring new</p>	<p>Parts of Scotforth Rural NP area are subject to flooding and NP Policy SR8 seeks to ensure that new development in the area is climate resilient and does not exacerbate or contribute to existing drainage problems and requires developments to consider betterment opportunities to alleviate existing drainage problems. This is in general conformity with strategic Policy CC1 which requires the natural processes of rivers to be improved or maintained and to avoid locating development in areas at risk of flooding.</p> <p>Policy SP8 also sets out that the Local Plan will ensure that flood risk issues are considered, flood resilience addressed,</p>

	<p>development contributes to reducing flood risk on and off site.</p> <p>POLICY SP8: PROTECTING THE NATURAL ENVIRONMENT</p> <p>Lancaster district is not immune to the effects of Climate Change, in particular the associated risks from extreme weather events and increasing levels of rainfall and sea level rise. The Local Plan has been prepared in consultation with the Environment Agency, Lancashire County Council (the Lead Local Flood Authority for Lancaster district) and United Utilities to ensure that flood risk issues are clearly considered, flood resilience is addressed, and the impacts of future growth will not create new flooding issues or exacerbate existing problems and seeks to reduce flood risk overall.</p> <p>POLICY SG1: LANCASTER SOUTH BROAD LOCATION FOR GROWTH (INCLUDING BAILRIGG GARDEN VILLAGE) Principles include: 12. Managing water and run-off to safeguard development, assuring public safety and amenity with active measures within new development to reduce flood risk downstream for both existing and new residents and businesses.</p>	<p>and development will not lead to new flooding issues.</p> <p>The area in the Broad Location for Growth will also be subject to a principle which requires development to manage water and run off and to use measures to reduce flood risk downstream.</p>
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<p>Policy SR9: Walking, Cycling and Horse-Riding</p>	<p>POLICY CC1: RESPONDING TO CLIMATE CHANGE AND CREATING ENVIRONMENTAL SUSTAINABILITY In response to the climate emergency declaration made by Lancaster City Council, the content of this Plan Review will aim to assist in the Council’s ambitions towards a reduction of carbon emissions to net zero by 2030. This Plan will support those ambitions by ensuring, where appropriate: 3. That development maximises opportunities to encourage a modal shift in transportation from private car use to accessible active travel and sustainable transport through considered design; 4. That development contributes positively to environmental gain by improving the connectivity and multi-functionality of the Green and Blue Infrastructure network in the district, protecting habitats and ecosystems, strengthening nature recovery networks, and ensuring biodiversity net gain</p> <p>POLICY SG1: LANCASTER SOUTH BROAD LOCATION FOR GROWTH (INCLUDING BAILRIGG GARDEN VILLAGE) Principles include: 3. Seeking a modal shift in local transport movements between South Lancaster, the Garden Village, Lancaster University Campus and Lancaster City Centre and beyond</p>	<p>SRNP Policy SR9 promotes active and sustainable travel choices by encouraging development proposals to link to and enhance existing PROW networks with local opportunities identified on maps.</p> <p>This is in general conformity with strategic Policy CC1 which sets out that development should encourage a modal shift away from car use and improve the multi functionality of the GI network and SG1 which sets out principles for the Broad Location for Growth including seeking a modal shift in transport movement between the university, city centre and beyond.</p> <p>The SRNP Policy is also in general conformity with strategic Policy T2 which sets out that the Council will promote the role of cycling and walking in the district and support improvements to the cycling network and delivery of various aspiration routes through the plan period.</p>
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	<p>into the employment areas of Morecambe and Heysham through the delivery of a Better Buses Scheme and Cycling and Walking Superhighway network.</p> <p>8. The creation of healthy and cohesive communities through the delivery of high quality development and the correct levels of services, open space and infrastructure which is provided in safe and accessible locations.</p> <p>POLICY T2: DEVELOPING THE CYCLING AND WALKING NETWORK The Council are committed to supporting and promoting the role of cycling and walking in the district, building on the existing network and high levels of walking and cycling.</p> <p>The Cycling Network has been identified on the Local Plan Policies Maps with a range of further aspirational routes highlighted to improve connectivity and linkages, particularly within the urban areas of the district. The Council will support improvements to the network and delivery of these aspiration routes through the course of the plan period. In order to reflect the levels of anticipated growth in and around Lancaster, improvements will be particularly focussed on supporting strategic routes in Figure 24.1. New cycle and pedestrian routes should be segregated wherever possible and should include supporting infrastructure such as secure cycle parking. They should be</p>	
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	<p>designed to be used by all including people living with disabilities and people using adaptive mobility aids such as wheelchairs and mobility scooters. The Lancaster District Highways and Transport Masterplan has identified the opportunity to deliver a Cycle Superhighway, connecting proposed growth at Bailrigg Garden Village and Lancaster City Centre. The City Council will support Lancashire County Council in exploring opportunities to deliver the Superhighway with further detail to be provided on its delivery via the Lancaster South Area Action Plan DPD.</p>	
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f. Be Compatible with EU Obligations (under retained EU law)

21. The Submission Neighbourhood Plan is fully compatible with EU Obligations.

SEA / HRA

22. The making of the neighbourhood development plan is not likely to have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2010(2)) or a European offshore marine site (as defined in the Offshore Marine Conservation (Natural Habitats, &c.) Regulations 2007(3)) (either alone or in combination with other plans or projects).
23. Lancaster City Council undertook an Environmental Screening assessment (**Scotforth Rural Neighbourhood Plan (Draft Plan) Strategic Environmental Assessment (SEA) Screening Report (January 2025)**) and a Habitats Regulations Screening Assessment (**Scotforth Rural Neighbourhood Plan (Draft Plan) Habitats Regulation Assessment Screening (January 2025)**) prior to the publication of the Draft Plan for Regulation 14 public consultation.
24. The SEA Screening report sets out that *'Initial internal screening of the Neighbourhood Plan has concluded that it was unlikely that the Neighbourhood Plan would result in a significant environmental effect. The strong focus of the Neighbourhood Plan on the protection of the environment, heritage assets and lack of allocations make it unlikely to result in significant effects.'* The three statutory bodies confirmed this opinion.
25. The HRA report Screening Conclusion sets out that *'The HRA Screening Report of the Scotforth Rural Neighbourhood Plan has considered the potential implications for European designated sites in proximity to the Neighbourhood Plan area boundary. The document places a strong emphasis on the protection of the area's heritage and natural assets. No allocations are proposed within the document and only very limited growth with high environmental and design standards are proposed. This together with the presence of higher-level policies within the Local Plan has meant that the Council has concluded that the Neighbourhood Plan is unlikely to have a likely significant effect on designated sites either alone, or in-combination with other plans or projects.'* The three statutory bodies confirmed this conclusion.
26. Both reports are provided on the neighbourhood plan page of the Parish Council website and were published at Regulation 14 consultation stage.

European Convention on Human Rights

27. The Submission Neighbourhood Plan is fully compatible with the European Convention on Human Rights. It has been prepared with full regard to national statutory regulation and policy guidance, which are both compatible with the Convention. The Plan has been produced in full consultation with the local community. The Plan does not contain policies or proposals that would infringe the human rights of residents or other stakeholders over and above the existing strategic policies at national and district-levels, as demonstrated below.

28. The Human Rights Act 1998 incorporated into UK law the European Convention on Human Rights ('The Convention'). The Convention includes provision in the form of Articles, the aim of which is to protect the rights of the individual.
29. Section 6 of the Act prohibits public bodies from acting in a manner, which is incompatible with the Convention. Various rights outlined in the Convention and its First Protocol are to be considered in the process of making and considering planning decisions, namely:
- Article 1 of the First Protocol protects the right of everyone to the peaceful enjoyment of possessions. No one can be deprived of possessions except in the public interest and subject to the conditions provided by law and by the general principles of international law. The Submission Neighbourhood Plan is fully compatible with the rights outlined in this Article. Although the Submission Plan includes policies that would restrict development rights to some extent, this does not have a greater impact than the general restrictions on development rights provided for in national law, namely the Planning and Compulsory Purchase Act 2004 and the Localism Act 2011. The restriction of development rights inherent in the UK's statutory planning system is demonstrably in the public interest by ensuring that land is used in the most sustainable way, avoiding or mitigating adverse impacts on the environment, community and economy.
 - Article 6 protects the right to a fair and public hearing before an independent tribunal in determination of an individual's rights and obligations. The process for Neighbourhood Plan production is fully compatible with this Article, allowing for extensive consultation on its proposals at various stages, and an independent examination process to consider representations received.
 - Article 14 provides that 'The enjoyment of the rights and freedoms set forth in ... [the] ... European Convention on Human Rights shall be secured without discrimination on any ground such as sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth or other status.' The Parish Council has developed the policies and proposals within the Plan in full consultation with the community and wider stakeholders to produce as inclusive a document as possible. In general, the policies and proposals will not have a discriminatory impact on any particular group of individuals.

g. Prescribed conditions are met in relation to the Order (or plan) and prescribed matters have been complied with in connection with the proposal for the order (or neighbourhood plan).

30. The prescribed conditions have therefore been met in relation to the Submission PNP and prescribed matters have been complied with in connection with the proposal for the Plan.

4.0 Conclusion

1. The Scotforth Rural Neighbourhood Development Plan (SRNP) has been prepared to meet the required Basic Conditions, and this will be tested at examination.

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