

Scotforth Rural
Neighbourhood Development Plan
Consultation Statement

Scotforth Parish Council

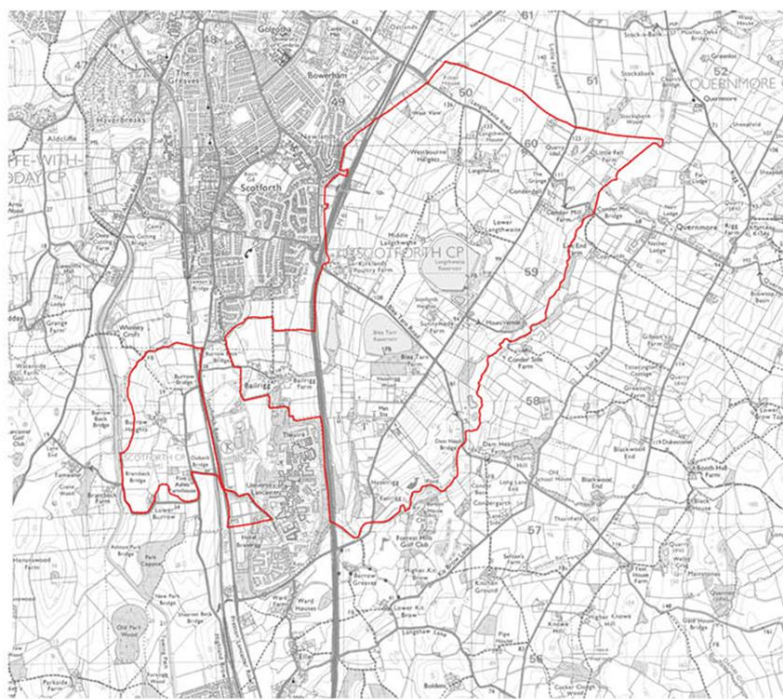
With support from



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Map 1: Scotforth Rural Neighbourhood Plan Area and Parish



KEY
□ Parish boundary

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epd - landscape
The Stables
Oakbury Park
Dunbury Hall Road
Chorley
BB7 1JZ

1. Introduction

1. This is the Consultation Statement for Scotforth Rural Neighbourhood Development Plan (SRNP) 2025 – 2031.
2. 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 27th January 2023. The Plan policies will apply to development within the boundary of the designated Neighbourhood Area (Scotforth Parish) – see Map 1.
3. This Consultation Statement has been prepared in accordance with The Neighbourhood Planning (General) Regulations 2012 (SI No. 637) (as amended). Part 5 Regulation 15 (1) sets out that *‘Where a qualifying body submits a plan proposal or a modification proposal to the local planning authority, it must include ... (b) a consultation statement.’*
4. A ‘consultation statement’ is defined in Regulation 15 (2): *‘In this regulation “consultation statement” means a document which —
(a) contains details of the persons and bodies who were consulted about the proposed neighbourhood development;
(b) explains how they were consulted;
(c) summarises the main issues and concerns raised by the persons consulted; and
(d) describes how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.’*
5. National Planning Practice Guidance provides advice about public consultation on NDPs: **‘What is the role of the wider community in neighbourhood planning?’** *A qualifying body should be inclusive and open in the preparation of its neighbourhood plan or Order and ensure that the wider community:
a) is kept fully informed of what is being proposed
b) is able to make their views known throughout the process
c) has opportunities to be actively involved in shaping the emerging neighbourhood plan or Order and
d) is made aware of how their views have informed the draft neighbourhood plan or Order.’*

Paragraph: 047 Reference ID: 41-047-20140306
Revision date: 06 03 2014
6. The Neighbourhood Plan Steering Group (NPSG) has led the plan preparation process on behalf of Scotforth Parish Council and has been highly committed to fully engaging with local residents, landowners and stakeholders at all stages. Throughout the process members of the group have liaised with officers from planning policy at Lancaster City Council.
7. The Steering Group members are all local residents and most are Parish Councillors. In the early stages a student from Lancaster University was an active member. The group has fully engaged with the plan process and researched and prepared documents which supported SRNP’s evidence base including reports on local landscape features of trees and woodland and PROW in the neighbourhood plan area

and reports to the Parish Council to inform issues and options and at emerging draft plan stages.

8. There is no village hall or similar public building in the Parish and the NPSG have had to use other nearby venues outside the plan area such as at Lancaster University for public consultation events, and rooms in their own houses for face-to-face meetings.
9. At all stages background documents have been published on the dedicated neighbourhood plan pages of the parish Council's website: <https://scotforthparishcouncil.org.uk/neighbourhood-plan/> . A progress report with an overview of actions and timescales with milestones was updated and published at key stages.

2. Issues and Options Consultation, April 2023

1. The NPSG began work on the neighbourhood plan in early 2023 with the preparation of an issues and options document for public consultation. The consultation was publicised on the Parish Council website and in the Parish Council Newsletter which was delivered to all homes and farms within the parish – see **Appendix 1**. In addition, the consultation was publicised by email to developers and landowners with local interests including Gladman, Lancaster University and the planning agent for Aldcliffe Hall Estates – see **Appendix 1** for a copy of the email.
2. The document was published for informal public consultation from 24th April 2023 until 5th July 2023. The complete document is reproduced in **Appendix 2**.
3. A public event was held on 24th April 2023 in the Health Innovation Campus at Lancaster University which provided an opportunity for residents to talk to members of the NPSG about the SRNP and issues and options. 24 residents attended.
4. Responses were invited using the response form in **Appendix 3**. This could be completed and returned as a hard copy or completed online through a link provided on the neighbourhood plan page of the Scotforth Parish Council website.

Consultation Responses

5. There were 32 responses of which 3 were from landowners (Gladman, Lancaster University and StanTec which represented a consortium of developers associated with the garden village), 28 from members of the community and 1 was from Bailrigg Village Residents Association. A complete copy of the consultation report with full analysis of the responses is reproduced in **Appendix 4**. This was reported to the Parish Council and published on the website.
6. In summary the responses demonstrated strong support within the community for SRNP to contain planning policies under the following planning themes:
 - areas of separation that protect and enhance existing settlements;
 - design codes to ensure any new development reflects the character and nature of the existing landscape and settlements;
 - protection and enhancement of hedges, woodland, drains and watercourses; and

- access to safe and sustainable walking, cycling and riding routes across the parish.
7. The cessation of the Lancaster South Area Action Plan (AAP), including proposals for a garden village in June 2023, provided an opportunity for the SRNP to focus on local, non-strategic planning issues important to existing local residents within the area. The NPSG also committed to remaining engaged with local landowners and developers with an interest in the area.

3. Emerging Draft Scotforth Rural Neighbourhood Plan, late 2023 to Autumn/Winter 2024

1. Following the informal consultation on Issues and Options the NPWG considered the responses and began work on a draft plan. Members of the group met with planning policy officers at Lancaster City Council to agree the broad scope of SRNP and continued to liaise with officers throughout the plan preparation process.
2. Scotforth Parish Council applied for technical support from Locality for design codes to support SRNP policies on design at the same time as the application for a grant. An early draft of Scotforth Rural Neighbourhood Plan Design Guide and Codes was shared with the NPSG in February 2024, and several iterations were produced taking into account comments from the group and officers at Lancaster City Council.
3. The Parish Council also commissioned a local landscape study and drainage report from consultants epd to provide evidence and justification for proposed areas of separation at Bailrigg, Burrow Heights and Lower Burrow and policies on drainage and flooding.
4. The NPSG continued to liaise with officers as work on the emerging Draft Plan progressed. In March 2024 representatives of the NPSG met with planning officers from the City Council and the officers subsequently provided detailed comments on the design code document and the landscape assessment and brief comments on the current working draft of SRNP (v3) (see **Appendix 5**).
5. During the Summer and Autumn of 2024 further work was undertaken on the Draft Plan and the supporting background documents, including a change in approach to the Areas of Separation. It was agreed that SRNP would identify an Area of Separation and a development boundary for Bailrigg village and that these boundaries would be informed by the landscape assessment. The former proposed Areas of Separation around Burrow Heights and Lower Burrow/Five Ashes Lane were deleted from the Draft Plan and a new planning policy was prepared to guide small scale appropriate development in these areas.
6. In October 2024 an emerging Draft Plan was published for local, informal public consultation. The consultation was publicised on the Parish Council's website and in the Autumn 2024 newsletter which was delivered to all local households – see **Appendix 6**. Residents were encouraged to complete the online questionnaire or to return completed copies to the Clerk by email or post.

7. Local landowners and developers were notified about the consultation by email / letter (see **Appendix 7**) and were invited to a presentation and meeting from 10am – 12pm on 25th October 2024 in St Paul's parish hall on Scotforth Road, LA1 4ST (located on the edge of Lancaster City and just outside the neighbourhood plan area). Three local landowners attended the meeting. The comments made at the meeting were noted in the minutes (**Appendix 7**) and attendees were also invited to submit comments via the online questionnaire or via email.
8. Officers from Lancaster City Council provided detailed comments on the emerging Draft Plan and design codes – see **Appendix 8**. Following consideration of these comments, members of the NPSG met online with officers to discuss key concerns / potential changes before revising the Draft Plan and design codes for Regulation 14 consultation in early 2025. The main concerns included the extent of and justification for the proposed Area of Separation around Bailrigg village and the need for the plan to contain an additional environmental policy as this was likely to be raised by Natural England in their response to the Sea/HRA Screening assessments. An application for solar panels in part of the Area of Separation was also noted and the policy was amended to support such proposals subject to siter restoration. Other amendments were made to policies in response to the City Council's suggestions and a Monitoring and Reporting section was added with the same structure as other NDPs in the district.
9. Developers Gladman who had interests in the area and were awaiting the results of an appeal in relation to a major housing development submitted written comments – see **Appendix 9**.
10. A copy of the complete consultation report is provided in **Appendix 10**. 11 responses were received from residents. There were a few queries about the plan, future development and the Garden Village and PRoW, but the residents' responses were generally supportive of the approach in the Draft Plan. Residents' responses largely came from areas of the parish under most threat from large scale development (garden village and Gladman) and those responses are overwhelmingly supportive of the draft SRNP and, if anything, suggested SRNP could go further to protect the identity and character of landscape and heritage of the area.
11. The landowners and developers' comments included concerns about the extent of the Area of Separation, how land in the area would be managed in the future and general problems of public use of private land in the urban fringe, including disturbance and littering. Gladman also noted the Bailrigg Lane application proposals and set out concerns that the proposed AoS was beyond what is necessary to achieve appropriate separation between development within the Bailrigg Lane site and Bailrigg village. They also provided some informal comments on the emerging draft policies. Subsequently the two appeals related to the Gladman proposal were dismissed and it was announced that the site was under consideration for a new hospital.
12. The consultation report went to the Parish Council for approval and is published on the neighbourhood plan page of the website.
13. Following the informal consultation SRNP was updated and finalised for Regulation 14 public consultation.

4. Regulation 14 Public Consultation, Monday 17th February 2025 until 5pm Monday 31st March 2025

1. Scotforth Rural Draft Neighbourhood Development Plan (SRNP) was published for formal consultation for 6 weeks from Monday 17th February 2025 until 5pm Monday 31st March 2025.
2. The public consultation was carried out in accordance with The Neighbourhood Planning (General) Regulations 2012 (SI No. 637) Part 5 Pre-submission consultation and publicity, Regulation 14. This states that:
'Pre-submission consultation and publicity
14. Before submitting a plan proposal or a modification proposal to the local planning authority, a qualifying body must—
(a) publicise, in a manner that is likely to bring it to the attention of people who live, work or carry on business in the neighbourhood area—
(i) details of the proposals for a neighbourhood development plan or modification proposal;
(ii) details of where and when the proposals for a neighbourhood development plan or modification proposal may be inspected;
(iii) details of how to make representations;
(iv) the date by which those representations must be received, being not less than 6 weeks from the date on which the draft proposal is first publicised; and
(b) consult any consultation body referred to in paragraph 1 of Schedule 1 whose interests the qualifying body considers may be affected by the proposals for a neighbourhood development plan or modification proposal; and (c) send a copy of the proposals for a neighbourhood development plan or modification proposal to the local planning authority.'
3. The consultation was publicised in a range of ways – see **Appendix 11**. A single page summary note was prepared and delivered to all local households along with the Parish Council Spring 2025 Newsletter and notices were placed on Parish Council notice boards at Bailrigg and Burrow Road. Consultation bodies and local groups and organisations were notified directly by email / letter – see **Appendix 12**. A database of consultation bodies and local groups from the Local Plan contact list was kindly provided by Lancaster City Council and further local groups, organisations and individuals were added by the NPSG.
4. Notices were also placed on the Parish Council's website and Facebook pages (see screenshots in **Appendix 13**).
5. A limited number of hard copies of the Draft Plan and Scotforth Rural Neighbourhood Plan Design Guide and Codes (Appendix 4 of the Draft Plan) were printed and could be borrowed from NPSG members. The Draft Plan and all supporting documents were published on Scotforth Parish Council's website.
6. Respondents were encouraged to use the online response form (**see Appendix 13**) but could also download, print, complete and return hard copies of the response form (see **Appendix 14**) or submit comments in writing to scotforthparishcouncil@gmail.com or to the clerk to the Parish Council Mr Derek

Whiteway Clerk to Scotforth Parish Council 122 North Wing, The Residence Kershaw Drive Lancaster LA1 3TF.

7. A public drop in event on Friday 7th March from 3.30pm until 5.45pm in the Health Innovation Campus Building One, Sir John Fisher Drive, Bailrigg, Lancaster, LA1 4AT and all were welcome to attend. Copies of display material from the event material are provided in **Appendix 15**. There was a presentation by a member of the steering group and opportunities for questions about the NDP. The event was well attended with around 26 local residents and landowners coming to the meeting.



Photos of the public event at Lancaster University, 7th March 2025

8. Responses were invited by 5pm Monday 31st March 2025.

Summary of Responses

9. Tables setting out the consultation responses together with consideration and any resulting changes to the submission version of SRNP are provided in **Appendix 16**. Comments relating the Scotforth Rural Neighbourhood Plan Design Guide and Codes were referred to consultants AECOM for their consideration and to inform possible amendments to the document.
10. Table 1 sets out informal comments submitted by officers at Lancaster City Council. Officers noted that the Plan provides a positive approach to planning for the Parish. The changes from previous drafts and the way in which they addressed comments made at an earlier stage were noted and welcomed. However, officers advised that there were several remaining matters which should be addressed. Their principle concerns related to the lack of a clearly defined boundary of the Area of Separation around Bailrigg village (identified on SRNP Policies Map and referred to in Policy SR1) and the evidence to support it. The Parish Council considers that the boundary is clearly identifiable on the map and is explained in the supporting text, and the evidence is proportionate and reasonable and is set out in the epd landscape character assessment study (**Landscape Character Assessment and Evidence Base to Inform Areas of Separation In Scotforth**). The preference is to maintain the existing identified Area of Separation (AoS) and therefore no change was made in the submission plan.

11. There were also concerns about the need for SRNP to clarify how local housing need should be evidenced in planning applications and this has been addressed by inserting further detail in the supporting text and referring to the recently adopted **Meeting Housing Need Supplementary Planning Document** in Policies SR1 and SR2. In addition, amendments have been made to Policy SR2 to clarify that proposals should not result in unacceptable linear development along the road or have an adverse impact on the profile of a drumlin top. Minor revisions have been made to other SRNP policies including Policy SR4 in response to comments about provision and management of trees and hedgerows and Policy SR7 in relation to community infrastructure and major development. Maps and proposals related to walking, cycling and horse riding set out in Policy SR9 and the supporting text have been comprehensively reconsidered by members of the members of NPSG, also taking into account representations made by residents, consultation bodies and other groups (particularly the Ramblers Association) and landowners/developers (see also Tables 2, 3 and 4) and where appropriate amendments have been made to SRNP. There was some editing to reduce repetition and to delete extracts of text reproduced from other background documents, in order to make the document more succinct overall.
12. Table 2 provides responses from the consultation bodies and other local groups. Two neighbouring parish councils supported SRNP. There were no specific comments submitted by Environment Agency, HSE, National Highways or Homes England. Historic England referred the Parish Council to officers at the City Council who were likely to have more detailed knowledge about local built heritage in the area. Network Rail provided a number of general detailed matters that should be considered in development proposals but these largely related to site allocations and the development management process and so no changes were made to SRNP.
13. Lancashire County Council as the Lead Local Flood Authority submitted several detailed comments and proposed changes to Policy SR8 in order to help strengthen the policy. Therefore, changes have been made to Policy SR8 and the supporting text particularly in relation to sustainable drainage and to improve clarity and consistency overall.
14. United Utilities were concerned about the need to protect their assets and suggested new and additional policy wording for inclusion in SRNP. These proposed policy changes were discussed with officers at Lancaster City Council and the Parish Council decided that generally they were not necessary. United Utilities also submitted comments in relation to Policy SR8, again largely in relation to sustainable drainage. These comments are largely similar to those set out by the LLFA and so no significant further changes were made. SRNP was amended to refer to the two reservoirs in the neighbourhood plan areas requested.
15. Table 3 provides the local residents' responses to the Draft Plan. There were 36 responses from residents, the majority of whom used the online response form. Overall, the responses demonstrated a high degree of local support for the vision, objectives and draft policies. There was widespread support for the Area of Separation and some suggestions that the policy should make clearer the types of uses which may be acceptable within it. There were also comments about the need for development to respect local character. There were some concerns about the lack of an Area of Separation around Lower Burrow and the PC has agreed to promote additional Areas of Separation around Burrow Heights and Lower Burrow as part of

the new Local Plan process and when the NDP is reviewed. Some minor amendments were made to Policy SR4 in relation to tree planting and to SR5 in relation to local BNG. Policy SR7 was amended to recognise opportunities from prefabricated buildings. In addition, the responses to the section and policy (SR9) on walking, cycling and horse riding provided clear evidence of the importance of safer access in the area and the need to improve traffic management and reduce speeding on rural lanes. Again, assessment of these comments was included in the comprehensive review of the maps, supporting text and policy by the NPSG.

16. Table 4 contains the responses from local landowners and developers. A detailed response was submitted by Stantec UK Limited on behalf of Peel Land, Persimmon Homes, Story Homes and L&Q Group, a consortium with land interests in Scotforth Rural neighbourhood plan area. The response sets out that the consortium has significant concerns that SRNP conflicts with strategic policies in the adopted development plan for Lancaster, there is a lack of credible evidence to support the proposed policies contained within the neighbourhood plan and that the SRNP does not meet the 'basic conditions' for neighbourhood plans, which are set out within national planning guidance. The reasons given for this were largely related to the argument that SRNP does not fully recognise the neighbourhood plan area's location within part of the Lancaster South Broad Location for Growth (Local Plan Part One Policy SG1) and does not appropriately reflect the City Council's growth aspirations for the area. It is argued that the Parish Council should take a more positive and forward-looking approach about how best to accommodate the scale of development proposed in the area. The Parish Council is accused of adopting a largely 'inward' facing, parochial approach. In relation to this the consortium objects to the proposed Area of Separation around Bailrigg village (Policy SR1) and how it was defined. It is suggested that using physical features such as the powerlines does not fully take account of the nuanced character of the area and is unlikely to be effective in achieving the desired aim for Bailrigg Village to remain distinct from planned new development and it is proposed that careful screening and landscaping would be a better approach. It is argued that Policy SR2 attempts to surreptitiously apply an 'area of separation' policy under the guise of protecting of the local landscape.
17. The Parish Council does not accept these arguments. The principle of an Area of Separation at Bailrigg is supported in the Local Plan and the identified area is underpinned by landscape evidence commissioned by the Parish Council. It is appropriate to use physical features such as walls, lanes and powerlines to identify clear boundaries to provide certainty. Local Plan Policy SP2 supports small scale development in rural villages such as Bailrigg which meets evidenced local needs. SRNP refers to the Lancaster South Broad Location for Growth and likelihood of major development proposals in the future but also notes the withdrawal of the Bailrigg Garden Village proposal, cessation of work on the former AAP and the recent dismissal on appeal of the Gladman proposal. Officers at the City Council advised that SRNP should not refer to the background evidence base (such as landscape assessment and drainage reports) commissioned to provide evidence for the design and development of Bailrigg Garden Village. Work has commenced on a new Local Plan for Lancaster District and this work will consider how housing will be accommodated and apportioned across the District.
18. The focus of SRNP is on small scale development which responds positively to local character. This because the Parish Council considers that major proposals for growth

are best dealt with in the Local Plan and related strategic planning policies. SRNP does not conflict with the Lancaster South Broad Location for Growth but provides a suite of planning policies which add appropriate local detail to higher level strategic policies. The accompanying Design Guide and Codes (referred to in SRNP policies on landscaping and design) sets out design principles for ones and twos; infill development and rounding off the settlements.


19. A representation was received from consultants Turleys on behalf of University Hospitals of Morecambe Bay NHS Foundation Trust. This sets out the need for a site for a new hospital under the national New Hospitals Programme to replace the existing Royal Lancaster Infirmary which is not fit for purpose and advises that the preferred site is north of Bailrigg Village and includes part of the proposed Area of Separation. The Trust does not oppose in principle to the SRNP identifying an Area of Separation around Bailrigg Village and considers that this aligns with the LPP1, Policy EN6. However, the Trust queries whether the extent of the proposed Area of Separation accurately reflects the potential impact and necessary mitigation, and the prescriptiveness of the draft policy wording. The representation draws attention to the Inspector's report for the Gladman appeal which referred to the Area of Separation in the emerging Draft SRNP and advised that although this varied from the screening proposed in the appeal application, the proposed development for housing provided an appropriate degree of separation to Bailrigg Village and met the Local Plan Policy objectives. The objection also refers to the landscape evidence base for the former Garden Village and AAP.
20. The Parish Council considers that the reference to the Gladman appeal is not very relevant. The appeal was dismissed, and the hospital scheme is for a completely different type of development – major hospital buildings and associated uses including A&E and car parking. This development proposals could have a different significant adverse impact on the small characterful village of Bailrigg which is already affected by nearby Lancaster University and its car parks and sports facilities. There remains a need to protect the setting and character of Bailrigg as a separate small settlement whatever future development proposals come forward. It is not appropriate for SRNP to refer to the background evidence base reports commissioned for the design and development of the former Bailrigg Garden Village and AAP.
21. Turleys also argue that Policy SR1 is too prescriptive in terms of the types of uses which would not affect openness. However, the Parish Council considers that it is useful to provide examples of the types of uses which may be considered appropriate in the Area of Separation and these are clearly given as examples and proposals will not be restricted to only these uses.
22. A local landowner Farrington objected to the Area of Separation and development boundary of Bailrigg (Policy SR1) and requested that a field of 5 ½ acres on the edge of the village be excluded as it would be suitable for a much needed new housing scheme. It is argued that developing the few fields around Bailrigg would be better than letting them become a wilderness and a haven for vermin. The Parish Council considers that the proposal would go further than small scale infill and ones and twos and would lead to a loss of separation between the village and Lancaster University.
23. Lancaster University largely supported the vision, objectives and draft policies in SRNP.

5. Conclusion

1. In conclusion SRNP has been prepared through a process of widespread public consultation at all stages of development, from the very first steps of public meetings to the formal Regulation 14 public consultation stage. There have been multiple opportunities for residents, stakeholders and landowners to be involved in the plan's preparation and to have their say. Respondents and stakeholders have been listened to at all stages, and the plan has been through multiple revisions as a consequence of this input.
2. SRNP therefore contains a suite of locally relevant planning policies underpinned by robust technical evidence and supported by local people. Once completed it should form an important and useful part of the statutory development plan for Lancaster City Council.

Appendix 1: Publicity for Issues and Options Consultation

Copy of Parish Council Newsletter



Scotforth Parish Council News

Spring 2023

Scotforth Parish Council's website: scotforthparishcouncil.org.uk.
 Diane Coward, Clerk. Tel 07796417188
 Email address: scotforthparishcouncil@gmail.com

Your Councillors


Scotforth Parish Council currently consists of 5 Councillors – Mr Paul Holland, Mr Michael Hardy, Mrs Susan Aspinall, Mr Robert Whitaker and Mr Andrew Compton. Their contact details are on the website or they can be contacted through the Clerk. Mr Robert Whitaker will step down at the next elections in May after decades of service, we will miss his expertise and knowledge as he does know the area very well.

Join our mailing list

Please email the clerk your email address and she will add you to our mailing list so you will receive any important information from the parish. [Privacy Policy on the website.](#)

Enjoy the View

The parish council has installed a bench on Blea Tarn Road (by the motorway bridge) and another one will be sited on Little Fell Road (by the water works, and supported The Ramblers in rebuilding stiles on various footpaths, with some funding secured from the Wind Turbine Community Fund.



Local Elections and Boundary changes


The local council elections are Thursday 4th May 2023. The Parish Council wards are:

Burrow Heights Ward (Polling District ELLI) has 1 Councillor
 Scotforth Parish Ward (Polling District ELLH) has 3 Councillors
 University Ward (Polling District UNID) has 1 Councillor - University Ward contains only one property, which is the new student development on Scotforth Road, a.k.a. Filter House

Don't forget your photo ID on voting day!

Forrest Hills Solar Farm

Planning permission was granted in March 2022 for a 16.5MW solar farm at Forrest Hills, primarily to contribute towards the University's Net Zero ambition. Following discussions with parish councillors, the University will be opening up a concessionary footpath through the site along the River Condor and a concessionary bridleway around the wind turbine. Both will benefit residents and improve safety on Hazelrigg Lane.

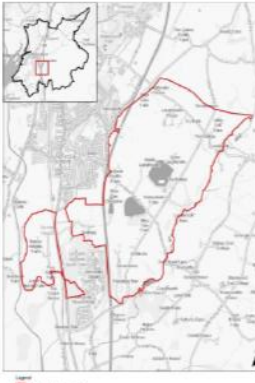


Filter House


This private student resident, named as 'Bairrigg Student Living' opened in September despite being incomplete. The parish council is still pursuing the outstanding lighting on the lower stretch of Bairrigg Lane and acceptable external signage on the building. The cars parking on the pavement has been resolved.

Lancaster South Area Action Plan

The Parish Council has positively engaged with the City Council regarding their Lancaster South Area Action Plan, which is primarily focused on the garden village and compensating improvements in retained green space. We are seeking to protect existing communities and ensure only coherent high quality development occurs. Copies of our recent submissions are on our website. A draft Area Action Plan is expected in the Spring for formal consultation and we are launching our own statutory Neighbourhood Plan to address what we see as gaps or inadequacies in the Area Plan (see overleaf). The Parish Council continues to object to the Gladman and Lawsons Bridge planning applications on the basis that they should wait until the overall Area Action Plan has been determined.



YOUR PARISH NEEDS YOU



Scotforth Parish Residents

Make your views count to shape future developments in the whole parish area including Bailrigg Garden Village (BGV)

How can I influence future developments?

By contributing to a Scotforth Parish Council Neighbourhood Action Plan.

What is a Neighbourhood Plan?

A Neighbourhood Plan will become part of the STATUTORY development plan for the area, specifying policies & guidance on how sustainable new developments should be designed and located.

What would a Neighbourhood Plan try to do?

Preserve what is good, and make improvements to the parish area. Resolve issues which affect the area now and in the future. Involve local residents in shaping and informing the detail of developments.

How do I make my views count?

Opportunities

- Improve the the quality of green spaces and the efficiency of drainage.
- Improve the connectivity for walkers, cyclists and horse riders across the parish.
- Improve health and leisure facilities.
- Create local employment opportunities proportionate to the increased housing provision.

We welcome you to attend the
OPEN MEETING for parishioners
Monday 24th April
Drop in 3-6 pm
Lancaster University Health
Innovation Campus (free parking)

To record your views a Questionnaire will be available at the Open Meeting. It will subsequently be published on the Parish Council website, see: scotforthparishcouncil.org.uk

Copy of Email Invitation to Landowners / Developers

Scotforth Rural Neighbourhood Development Plan

1 message

Tue, 13 Jun 2023 at 15:04 to 15:23

Copies sent to:

Gladman on behalf of Bailrigg Farm Trust
Lancaster University
Bailrigg Student Living
Lancaster House Hotel
JWPC on behalf of Aldcliffe Hall Estates

Dear

Scotforth Parish Council has commenced the development of a Neighbourhood Plan that covers priorities and policies that will only apply within this rural parish. This plan sits alongside the Lancaster District Local Plan and the South Lancaster Area Action Plan and will have appropriate statutory weight in all planning applications within the parish.

As part of the process the attached “Informal Consultation” document has been launched and we are seeking comments from residents, landowners and interested parties. The responses to this consultation will identify which subjects will go forward into the evidence gathering and policy development phase and then into the formal Neighbourhood Development Plan (NDP).

You have been identified as an agent or contact for land holdings within the parish, and we would therefore be grateful if you could either complete the response form (Word version attached or online via the [Scotforthparishcouncil.org.uk](https://www.scotforthparishcouncil.org.uk) website) or provide a letter answering our questions and providing comments on other matters that you believe the NDP should consider. If you pass this on to the landowners or another related party to complete then please let me know who they are.

If you wish to meet with representatives of the NDP Steering Group to discuss the consultation and NDP then please let me know.

Responses are requested by 5th July. If you believe you need more time to respond, then please let me know.

Thankyou

Chair – Scotforth Parish Council

Parish Clerk

Appendix 2: Copy of Issues and Options Consultation Document,
April 2023

Scotforth Parish Council

Neighbourhood Development Plan (NDP)

2023-2035

Issues and Options Informal Consultation

An informal discussion and consultation with residents of Scotforth Civil Parish and other interested parties regarding issues and options to address in a formal statutory Neighbourhood Development Plan for this rural area.

April 2023

Contents

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- 2.0 What is a Neighbourhood Development Plan (NDP)?
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 - 4.2 Housing – Local needs and Design codes
 - 4.3 Conservation of Rural Landscape and Environment
 - 4.4 Local Infrastructure
 - 4.5 Other Issues and priorities
- 5.0 Next Steps
- Appendices

Steering Group Members

Andy Compton – Parish Councillor and Co-ordinator
Paul Holland – Parish Councillor and Chair of Parish Council
Sue Aspinall – Parish Councillor
Jonathan Passmore – Parishioner
Peter Cheason – Parishioner
Rhianna Mann – MA Student studying Geography (including Planning)
Jasmine Couchman – BA Student studying Geography (including Planning)
TBC – District Ward Councillor
You?

Abbreviations used in this document

AAP – Lancaster South Area Action Plan
NDP – Neighbourhood Development Plan
DPD – Development Policy Document of Lancaster City Council
JTP – Garden village planning consultants

1.0 Welcome to your Neighbourhood Plan

We seem to be living with perpetual local planning consultations and uncertainty and yet the Scotforth Parish Council has decided to launch its own Neighbourhood Development Plan. Why?

The answer is simple: we are concerned that Lancaster City Council is devoting all of its planning resources upon its vision of “Bailrigg Garden Village” whilst needs and aspirations of the residents across the whole parish are not being attended to. The City Council is, understandably, focusing its Lancaster South Area Action Plan (AAP) upon where and how to build 3,500 houses specified in its Local Plan whereas the Parish Council wishes to focus on the existing households and landowners and the important issues they want addressing.

The Parish Council believes that a Neighbourhood Development Plan (NDP) should focus upon retaining buffer zones, commonly called Areas of Separation, for residents affected by the new housing, improving the environment and rural landscape, making our roads and paths safer and addressing other local concerns such as schools, rural jobs, broadband, drainage, University expansion etc.

The Parish Council continues to have dialogue with the City Council in order to shape and influence their AAP and we believe a Neighbourhood Plan adds statutory weight to our voice. In addition, the NDP could also address gaps or shortcomings concerning in the AAP, provided the NDP does not conflict with the Local Plan and AAP. This NDP cannot overturn the Local Plan or AAP but it can allow us to introduce additional reasonable planning policies that developers must comply with.

The important thing is that the NDP covers the whole of the parish and must reflect the residents’ aspirations and hence we have created this Issues and Options document as an informal first stage to garnering your views, identifying local priorities and testing the initial views of the steering group.

There are many ways you can feedback:

- you can use form the at the end of this document and pass or post it to one of the parish councillors or the Clerk,
- you can complete an online survey, or
- you can meet with the parish councillors and steering group at a drop-in session at the University Health Innovation Campus on 24th April 3-6pm (with free parking).

We look forward to hearing your views.

Paul Holland
Chair, Scotforth Parish Council

2.0 What is a Neighbourhood Development Plan?

2.1 Neighbourhood Development Plans (NDPs) were introduced through the Localism Act 2011 to give local people a greater say in planning decisions that affect their area. NDPs are neighbourhood level planning policy documents with policies designed to reflect the needs and priorities of local communities.

2.2 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 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.

2.3 A Neighbourhood Development Plan (NDP) can cover a range of planning related issues or just have one, single policy. This document has been prepared as a first step in setting out the possible scope and range of planning issues the Scotforth Rural NDP could cover and potential policy options for addressing these issues.

2.4 It is important to remember that NDPs cannot be prepared in isolation. They have to be 'in general conformity' with local strategic planning policies - in this case, the Local Plan for Lancaster District 2011-2031 Part Two: Review of the Development Management DPD which was approved on 29th July 2020 and the revised policies associated with the Climate Emergency Local Plan which has been examined and expected to be approved in 2023. In addition, the draft Lancaster South Area Action Plan (AAP) will be issued for consultation in spring 2023 and will carry limited weight until it is approved in late 2024 but nevertheless conflicts between the emerging AAP and the Scotforth NDP must be avoided.

2.5 NDP Policies also have to have regard to national planning policy, as set out in the National Planning Policy Framework (NPPF)¹ which was revised in June 2018 and other National Planning Practice Guidance, Ministerial Statements and Government advice.

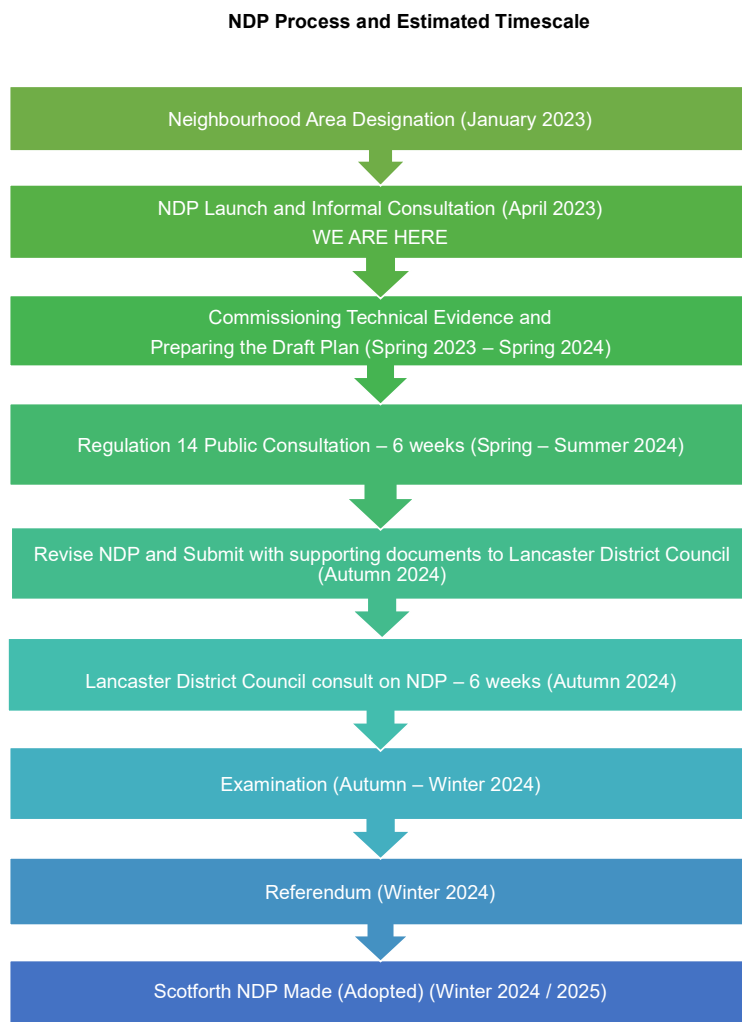
2.6 All the Neighbourhood Development Plan planning policies have to be underpinned by a clear and robust evidence base of local opinion and technical resources and, overall, the Plan has to meet a set of 'basic conditions' set out in national guidance.

2.7 Preparing an NDP is a complex and lengthy process. We are hoping to have a First Draft NDP ready for further informal consultation with you in early Summer 2023 and then to finalise our Scotforth rural Draft NDP for the required 6 weeks formal consultation in late Summer 2023. Following this, the Plan will be further revised and submitted to Lancaster City Council who will check it and publish it for another 6 weeks consultation.

2.8 The Plan will then be examined by an independent examiner, who is likely to recommend further changes before the Plan is subjected to a local Referendum within the Parish. 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.

2.9 This process is set out in Figure 1.

Figure 1 Scotforth NDP Process

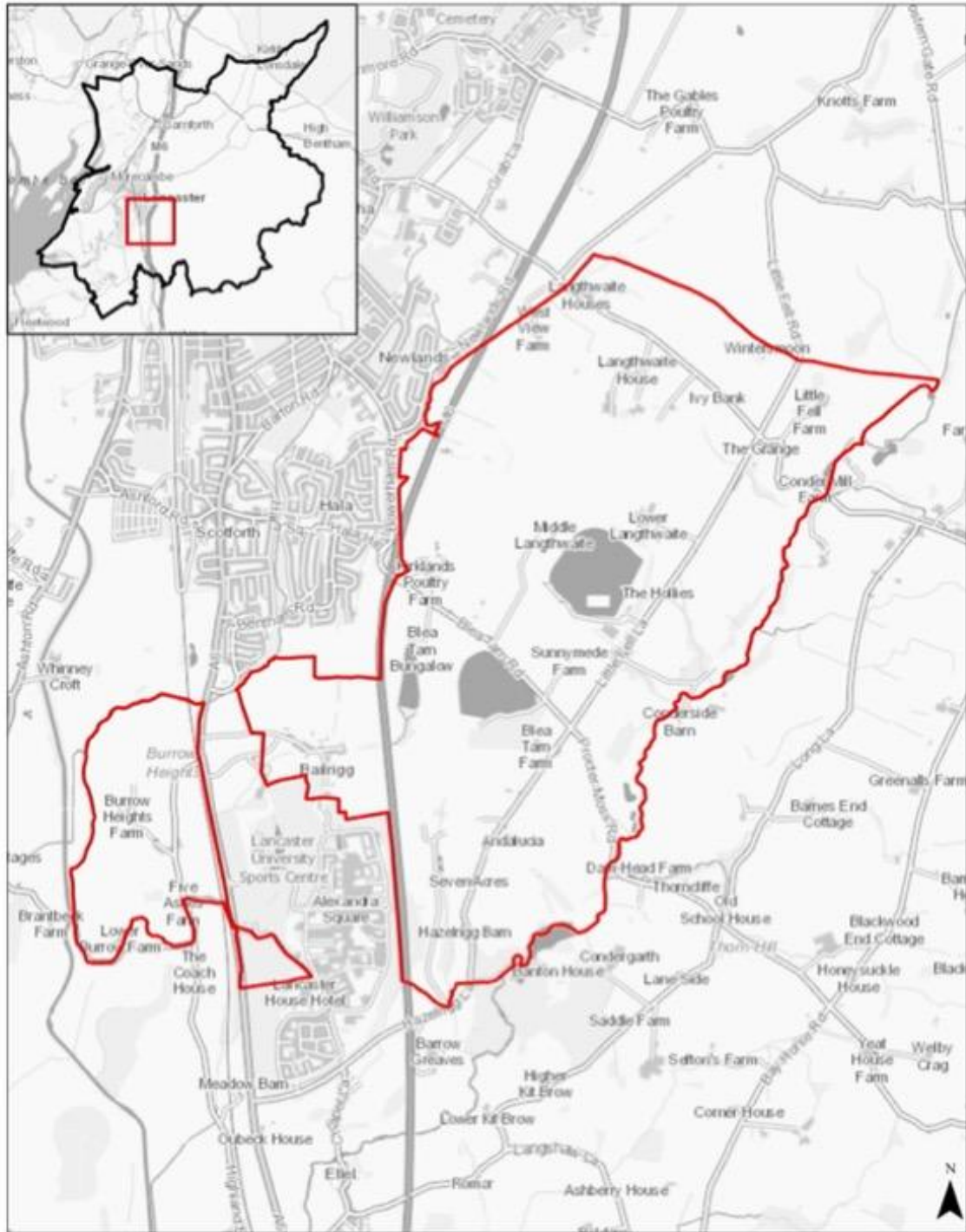


2.10 There are therefore several stages of public consultation and engagement throughout the process and the Neighbourhood Plan can only be made if, at the very end, local people support it.

2.11 We hope to achieve all this and have a Plan in place during 2024. We need your help and ideas to achieve this.

3.0 Legal designation and roles for NDP for Scotforth civil Parish

Map 1- Scotforth Parish which is the Designated Neighbourhood Area



Legend
— Scotforth Parish Boundary

0 0.1 0.3 0.5 0.8 1
Km



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3.1 Scotforth Parish Council applied to Lancaster City Council for designation of the whole parish as a neighbourhood area and Lancaster City Council formally accepted the Scotforth Neighbourhood Plan Area Designation on 27th January 2023. The designated neighbourhood area is shown on Map 1. This is the area where the NDP planning policies will apply.

2.2 Following an open discussion at a Parish Council meeting on 23rd November 2022 a Steering Group of Parish Councillors and interested local residents was set up to oversee the preparation of the NDP. The first meeting of the Steering Group was held in 1st March 2023 and in addition to regular working meetings, the Group is aiming to hold accessible public/open meetings as appropriate.

3.3 As the Parish Council is the "Qualifying Body" i.e. legally responsible for the preparation of the NDP, the Steering Group can only make recommendations and all key decisions will need to be referred to the Parish Council for approval. In practice this is likely to happen when NDP documents are approved for consultation and then for submission to Lancaster City Council.

3.4 To help underpin the NDP various assessments and surveys may need to be undertaken although every opportunity will be taken to use material already commissioned by Lancaster City Council for their Local Plan and AAP and by Lancashire County Council for their highways and education infrastructure plans.

3.5 The Parish Council has very limited financial resources and will therefore be applying for a grant from an organisation called Locality. Typically, grants range from £10,000 to £18,000. This grant will be used to engage a planning consultant who has already guided other local parish councils through the NDP process and to pay for any assessments, surveys and incidental costs with the intention that parishioners' precepts are safeguarded for normal parish expenditure. An account of expenditure will be published in the Annual Report.

4.0 Key Planning Issues and Policy Options

This section is the core of this informal consultation. It describes subjects that the Steering Group believe are relevant to the Parish and asks whether the NDP should address each subject and for comments. At the end of each subject discussion there is a question which invites a Yes/No response and importantly seeks your comments. All of the questions and space for responses are in a separate Response Form which is available either as a downloadable to fill in and return or as an online form which you can complete and submit electronically. There is also a final question about what you consider to be the priorities that the Parish Council and Steering Group should focus upon.

4.1 Garden Village and Urban Extension

4.1.1 Lancaster District Local Plan includes a target to build 12,000 new houses between 2011 and 2034 of which 3,500 will be in a Broad Location of Growth south of Lancaster that is bounded by the urban edges of Lancaster and Galgate (to the north and south) and the canal and River Condor (to the west and east). Strategic planning policy SG1 specifies 15 'garden village' principles that will apply to housing and associated development and to enhancing the residual green spaces and watercourses (referred to as Green and Blue Infrastructure). It states that new housing will be primarily in a garden village which has high quality 'sustainable development' credentials. It goes on to say that the detailed allocation of land and design policies will be set in the Lancaster South Area Action Plan (AAP) and that if any planning permission is applied for in advance of the AAP then it must conform to the principles of SG1 and not prejudice the AAP. The Local Plan also includes a strategic policy, SG2, to support the creation of 2,000 jobs linked to Lancaster University, and a strategic transport policy, SG3, to reconfigure Junction 33 in order to bypass Galgate, connect to the garden village and facilitate a 'modal shift' away from private cars to 'sustainable' travel. Map 2 show the overlap between the Parish and the AAP and the location of the garden village and potential urban extension (proposed by Gladman).

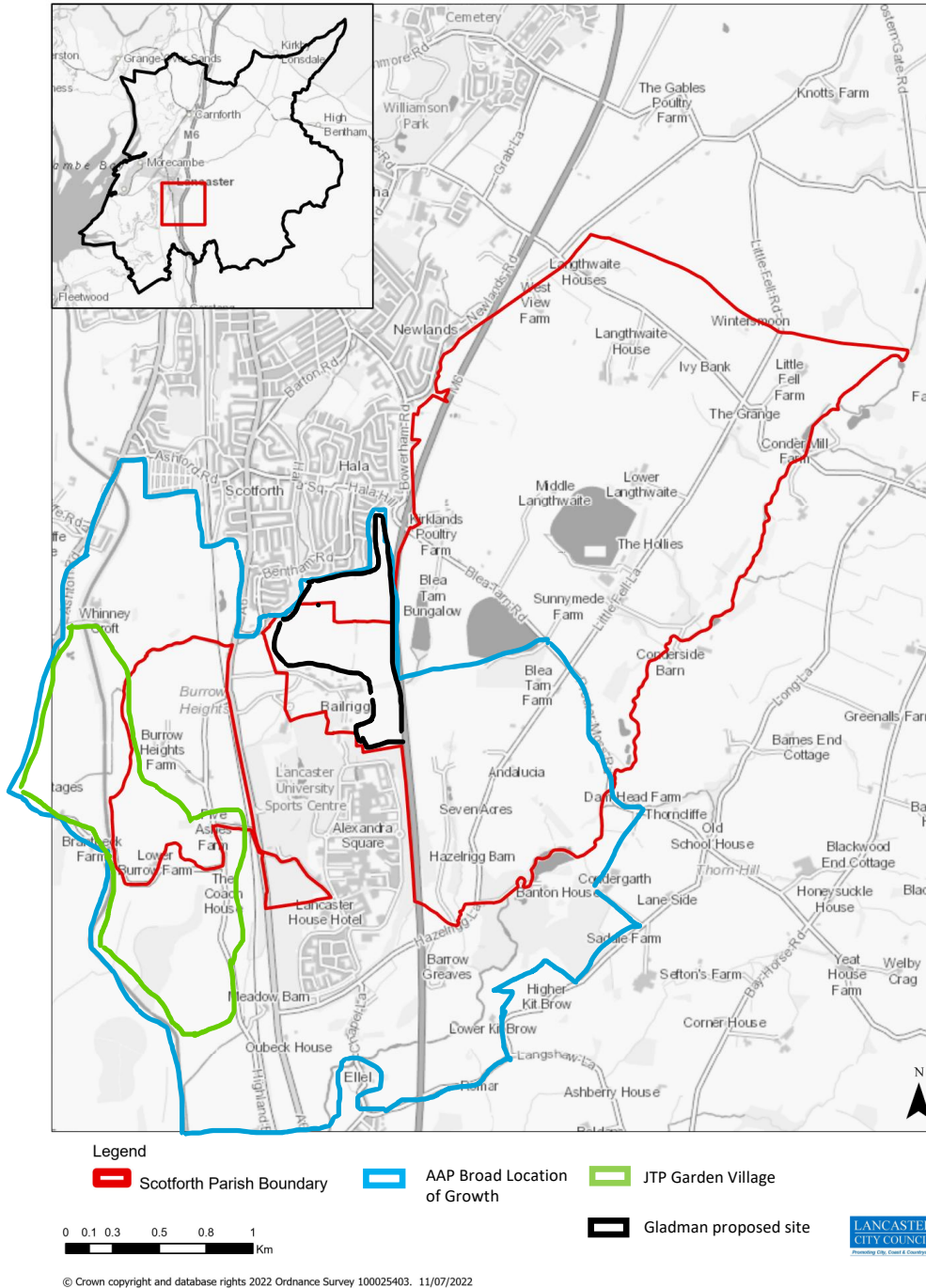
4.1.2. As part of the preparation of the AAP, the City Council commissioned planning consultants JTP to produce a Garden Village Masterplan. This Masterplan paints a vision and includes design principles but has little planning weight until it is incorporated in whole or part into an approved AAP.

4.1.3 The Parish Council, along with neighbouring parish councils, have had a series of informal liaison meetings with the AAP team to share their knowledge and views about the area and various planning topics. The Parish Council submitted a detailed and extensive response to the formal consultation in December 2022 to January 2023 and this can be found on the Parish and AAP websites.

4.1.4 The Parish Council recognised that the Local Plan needs to deliver new housing and jobs and held the position that if some of this growth were to occur south of Lancaster then a physically distinct, attractive, vibrant and sustainable garden village with enhanced greenspace and areas of separation protecting existing communities around it is a far better option than massive urban extension. The Parish Council has asserted that the garden

village should be no more than 2,500 houses and include a primary school, GPs, small shops, community buildings, cafes and small scale employment units.

Map 2



4.1.5 The Parish Council has consistently objected to planning applications that seek to build large numbers of houses as urban extensions of Lancaster ahead of the AAP, notably the Gladman proposals for 680 houses surrounding Bailrigg Village. This is on the basis that

allocation of land for major development should be determined by the AAP, particularly because these planning applications place undeliverable burdens on existing local schools, GPs and roads that can only be addressed through the AAP.

4.1.6 The Parish Council has argued for substantial ‘areas of separation’ around existing communities, notably Bailrigg Village, Lower Burrow and Burrow Heights, in order retain the quiet character of the settlements, and provide green space and visual screening. This requirement has been recognised in planning policy EN6 - however it is up to the AAP and the City Council to establish the scale and composition of these areas of separation. The Parish Council has proposed that the area of separation at Bailrigg should begin at the powerlines, and at Lower Burrow and Burrow Heights should adopt the JTP masterplan that encompasses all of the fields immediately surrounding these settlements and that they should include a mix of trees and open space sufficient to screen any new development and roadways. These are illustrated in figures 2-3. In addition, the Parish Council has proposed that all other properties affected by the garden village should have some form of separation to preserve their identity, character and attractive qualities.

Fig 2 – Bailrigg Area of Separation

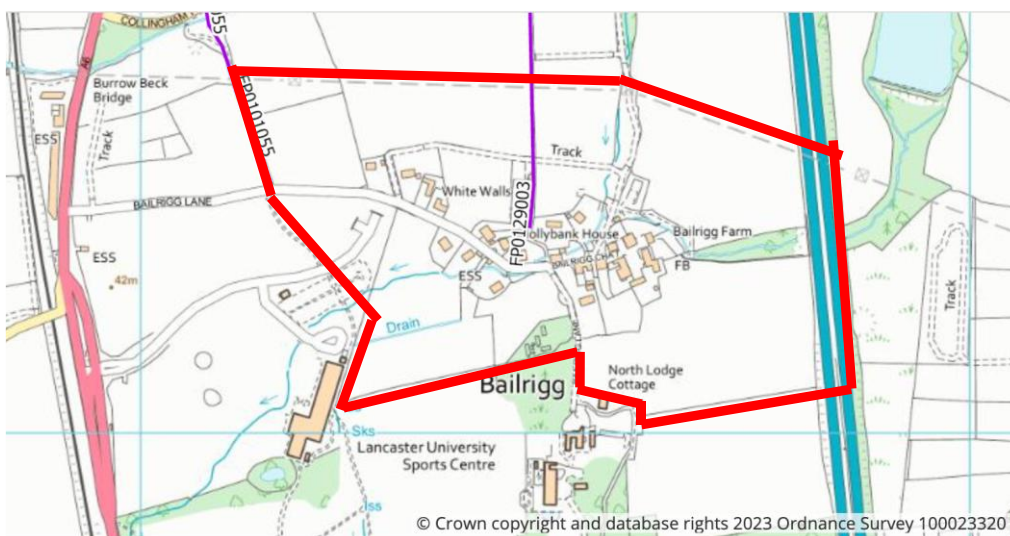


Fig 3 – Lower Burrow and Burrow Heights Areas of Separation (JTP MasterPlan)



Q1 – Do you agree with the Areas of Separation proposed by the Parish Council?

Yes/No.

Please provide any comments.

4.1.7 The Parish Council believes that development of the garden village should take precedence over any urban extension. This is not only to preserve greenspace until the long term requirements of an established garden village can be assessed in situ, but also enable the garden village to achieve sustainable scale as quickly as possible by having all initial development in that location. The Parish Council believes that it is vital that infrastructure, e.g. schools and facilities, precede the arrival of new residents and they are fully used as quickly as possible to recover costs and hence why all new housing should be initially in the garden village and any urban extension elsewhere, if permitted, be delayed until the garden village is finished.

Q2 – Do you believe that initial phases of new development should prioritise establishing the garden village (based on the JTP principles) as a fully sustainable settlement ahead of developing any urban extensions?

Yes/No.

Please provide comments.

4.1.8 The Local Plan refers to the garden village as “Bailrigg Garden Village” even though it is not in area of Bailrigg, which is generally accepted as being between the A6 and M6, and can be confused with the existing settlement of Bailrigg Village. The Parish Council have asked that a more appropriate name be agreed based on suggestions from the local community.

Q3- What name should be given to the garden village?

4.2 Housing – Local needs and Design codes

4.2.1 A key objective of the Lancaster South Area Action Plan (AAP) is to allocate land within the Broad Location of Growth for the 3,500 houses specified in the Local Plan, policy SG1. Although there is a large overlap between the Broad Location of Growth and Scotforth Parish as illustrated in figure X, it is clear from the JTP Masterplan and the Junction 33 consultation documents that planners have in mind that new housing could be mainly in the garden village and some urban extension (either at Whinney Carr and/or north of Bailrigg Village). It is not clear that the AAP will consider the housing needs of the existing residents of the parish.

4.2.2 The Neighbourhood Development Plan (NDP) provides an opportunity to review the current housing stock and consider the changing needs of existing residents. Such a review would require a Housing Needs Survey and could lead to specific neighbourhood planning policies that address how housing development could occur within the existing settlements and the areas of the parish east of the M6. Planning policy SP2 refers to development in rural areas and settlements to be to meet local need.

Q4 – Do you think the NDP should address housing needs and development policy for existing residents and settlements?

Yes/No

Please provide comments

4.2.3 The Parish Council has already made several submissions to the City Council regarding the potential garden village and Gladman's urban extension at Bailrigg through the planning process where it is a statutory consultee. However, it can only comment on City Council planning policy and have no right to a response to any questions or points it has made.

4.2.4 The Parish Council can hope that AAP adopts its comments when drawing up Design Codes and planning policy for these large scale developments and that the AAP will be good enough to ensure new residents of these developments get high quality housing and facilities. Alternatively, the NDP could develop policies in subject areas where the AAP policies may be judged as insufficient or timid; such NDP policies cannot conflict with City Council policies but could complement them and add detail, enhancements or fill policy gaps.

Q5 – Do you think the NDP should develop housing policies and design codes for the new housing being considered in the garden village and Gladman urban extension site?

Yes/No

Please provide comments, in particular please list particular policy areas of concern

4.3 Conservation of Rural Landscape and Environment

Landscapes and Rural Development

4.3.1 Scotforth rural Parish lies within Natural England's National Character Area 31 Morecambe Coast and Lune Estuary. More locally, A Landscape Strategy for Lancashire, Landscape Character Assessment, 2000 identifies three landscape character areas in the parish: 12a Low Coastal Drumlins, 7c Langthwaite (farmed) Ridge and 13c Docker-Kellet-Lancaster Drumlin Field. Both the JTP garden village masterplan and the Gladman proposals recognise the drumlins as key landscape features to be protected and enhanced.

4.3.2 Housing in the parish is a mix of scattered houses and farms with a few hamlets clustered around converted farm buildings. With the exception of the farm conversions and a handful of houses on an anomalous sliver of land which is part of the larger Hala Carr Farm development, there has been little new housing for many years. As a result each house has its unique design and is generally of stone or render, all of which is in keeping with the rural nature of the parish. Housing is generally linear, that is it is alongside roads and lanes and there are no housing estates except at Hala Carr (which the City Council propose to transfer into unparished Bowerham at the next parish boundary review).

Q6- Should the NDP have a policy which describes local landscape and built character and requires development to be sympathetic to its special qualities?

Yes/No

Please provide comments, particularly how this could be achieved

Trees, Hedgerows, Woodland and Biodiversity

4.3.3 Scotforth Parish is a rural area with mostly fields bounded by hedgerows, together with a many individual trees and occasional mature woodland. These provide valuable habitats for wildlife, carbon capture and attractive landscape. The importance of hedgerows and trees is recognised in City Council planning policy DM45 (see appendix A) which states "There is a presumption in favour of the retention of existing trees" and goes on to say "New tree planting will be encouraged to ensure no net loss in biodiversity, in an effort to mitigate against the impacts of Climate Change, enhance the existing character and appearance of the district, and positively integrate development into the local landscape, creating a space for people and wildlife."

4.3.4 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.

4.3.5 There are a number of national schemes to plant trees as a means of addressing climate change and enhancing the environment, but planting still requires the support and consent of landowners.

Q7 – Do you think that the NDP should have its own enhanced policy regarding hedges and woodland?

Yes/No.

Please provide comments.

Drainage and Flooding

4.3.6 One of the Joint Parish Councils sessions with the AAP team was about flooding and drainage. The Parish Council highlighted the known issues at Tarnwater Lane (at Lower Burrow), Burrow Heights Lane (at Burrow Cottages), Bailrigg Lane, Hazelrigg Lane M6 underpass and Blea Tarn Road (by reservoir) and asked for these to be addressed through the AAP, in particular that drainage for new developments must have capacity to resolve existing drainage issues. The question of who pays for the ‘betterment’ capacity would however need to be resolved through the AAP.

4.3.7 Planning policy DM34 requires any new developments should provide for drainage and flooding which requires resilience for climate change allowances. Measures include attenuation basins, maintenance of streams, culverts and ditches as well as drainage systems, collectively referred to Blue Infrastructure.

Q8 – Should the NDP seek to ensure that ‘blue infrastructure’ is incorporated into new residential areas and will be effective in reducing the incidence of flooding within and beyond the parish both now and in the future?

Yes/No

Please provide comments, in particular how can this be achieved

Accessibility

4.3.8 The parish has only 4 public rights of way (PRoW) and no bridleways despite its rural nature. None of the PRoWs directly connect, with users having to walk along roads in-between the footpaths – historically, these roads were once quiet lanes but now-a-days vehicle usage has increased significantly making them unsuitable for equestrian users and hazardous for pedestrians and cyclists.

4.3.9 Lancaster University plans 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 will connect FP0113035 with FP0113032 and will enable horse riders avoid a bendy 60mph section of Hazelrigg Lane. The NDP could 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 may require cooperation with County Highways and landowners but ultimately create safe ‘greenways’ for residents and visitors.

Q9 - Should the NDP have a policy which supports enhancements for walking, cycling and horse riding subject to the need to protect and support areas of wildlife significance?

YES/NO

Please provide any comments

4.4 Local Infrastructure

Traffic and Transport

4.4.1 The County Council has recently consulted on the proposed route of the Galgate Bypass and garden village spine road. The Parish Council has reiterated its view that a western bypass is strategically more logical and would avoid expensive railway bridges. The Parish Council also reiterated that the spine road should not encroach upon Lower Burrow and the impact on local roads must be alleviated. A copy of the response is on their website.

4.4.2 Virtually all of the roads in the parish have a national speed limit of 60mph, have no pavements and, with the exception of Bailrigg Lane, have no parking restrictions.

4.4.3 The crossroads at Hazelrigg Lane with Blea Tarn Road and at Little Fell Lane with Wyresdale Road have frequent minor accidents but are not considered priority concerns by County Council due to insufficient fatalities and serious injuries. Traffic analysis for the proposed J33 scheme indicates that traffic through these crossroads will increase by 40-65%.

4.4.4 Whilst roads are a County Council matter the NDP could set out targets and the approach the Parish Council should take to getting local traffic issues addressed.

4.4.5 The Local Plan seeks to promote a ‘modal shift’ of making it more attractive to use forms of transport other than cars. This is primarily focused on journeys involving the garden village and University and the use of buses, bicycles and walking and may not benefit areas east of the M6.

Q10 – Should the NDP include address traffic and transport issues?

Yes/No

Please provide comments, in particular specific traffic and transport concerns

Employment

4.4.6 The Local Plan includes policy SG2 that relates to the Health Innovation Campus and the University being the principal source of new employment in the area. The Parish Council have submitted to the AAP that the garden village must include local employment commensurate with the grow in housing.

4.4.7 The employment needs of the existing rural residents may not be addressed through the AAP although it is not clear to the Parish Council what the current needs are.

Q11 – Should the NDP investigate and consider the type of new employment that may be suitable for the existing residents and for the new developments?

Yes/No

Please provide comments

Community Facilities

4.4.8 There are no shops, community halls, recreation facilities, GP surgeries or schools in the Parish. Currently residents generally access these facilities in Lancaster. Both the JTP garden village masterplan and Gladman proposals include shops, community halls and play areas. The garden village will have a school but the Gladman proposals do not.

Q12- Should the NDP pursue local facilities if they are not adequately provided through the AAP?

Yes/No

Please provide comments

4.5 Other Issues and priorities

4.5.1 One of the purposes of the NDP is to create a plan that addresses the ambitions, concerns and issues of the existing residents . The Steering Group have identified areas that could be included in the NDP but there may be other areas that have not been discussed and need to be considered.

Q13 - Are there ambitions, concerns and issues that have not been covered in this Issues and Options Document?

Yes/No

Please provide comments

4.5.2 The Steering Group are aware that this information Issues and Options consultation could simply generate a long wish list that cannot realistically be delivered by the limited resources available to the Parish Council. It would therefore be helpful to understand what residents believe are the priority areas. At the end of the response form there is a list of the subject areas discussed in this document and you are asked to rank them in order of priority (1=most important, 2=next most important, etc.). Please note that there are 9 areas listed and space for you to write in other areas you may wish to include in the ranking.

5.0 Next Steps

5.1 This Issues and Options discussion document has been published for informal consultation from 24th April 2023 until 5th July 2023.

5.2 Responses to the questions posed can be provided by (a) writing them in the accompanying Response form or, preferably (b) answering the questions via the online questionnaire on the Parish website.

5.3 The Steering Group will read and carefully consider all the responses received as part of this consultation. Your responses will help us to prepare a First Draft Neighbourhood

Development Plan. This will involve the preparation of draft planning policies and supporting text.

5.4 Once the First Draft Plan is prepared, there will be a further period of informal consultation on the plan before the Draft Neighbourhood Development Plan is finalised for a further 6 weeks formal consultation on the Draft Neighbourhood Development Plan.

Appendix A – Lancaster Local Plan Policy DM45 – Protection of Trees, Hedgerows and Woodland (Climate Emergency Review version, subject to examination)**Protection of Trees, Hedgerows and Woodland**

There is a presumption in favour of the retention of existing trees and the Council will expect individual trees, groups, woodlands and hedgerows to be conserved and enhanced where they positively contribute to the visual amenity, landscape character and/or environmental and climate mitigation and adaptation value of the location.

The Council will also protect ancient, veteran trees, and ancient woodland, and important hedgerows, supporting opportunities which increase the resilience of all woodlands, trees and hedgerows to climate change, pests and diseases.

New development should positively incorporate existing trees and hedgerows, and street trees where possible. Buildings and other structures should be sited allowing adequate space for a tree's natural development, with due consideration given to its predicted height and canopy spread.

Where existing trees and hedgerows cannot be positively incorporated into new development achieved the onus is on the applicant to justify the loss of trees and hedgerows as part of their Arboricultural Impact Assessment (AIA – further guidance as to the content of such an assessment is provided within the Council's Planning Applications Validation Guide). Where the loss is adequately justified the Council will seek replacement tree planting at the ratios adopted in the Council's Tree Policy (2010), or successor documents.

Providing Tree and Hedgerow Cover

The Council will expect the planting of new trees, street trees, hedgerows and woodland to take place where appropriate, planting the right tree in the right place, throughout the district, including plans for their long-term maintenance as part of the Green and Blue Infrastructure Management and Maintenance Plan. New tree planting will be encouraged to ensure no net loss in biodiversity, in an effort to mitigate against the impacts of Climate Change, enhance the existing character and appearance of the district, and positively integrate development into the local landscape, creating a space for people and wildlife.

Appendix 3: Copy of Issues and Options Questionnaire

Scotforth Neighbourhood Plan – Issues and Options Consultation

An online version of this response form can be found on Neighbourhood Plan page of the parish council website <https://scotforthparishcouncil.org.uk/> and has more space for providing comments.

Response Form

Q1 – Do you agree with the Areas of Separation proposed by the Parish Council? (see Figures 2-3)

Yes/No.

Please provide any comments.

Q2 – Do you believe that initial phases of new development should prioritise establishing the garden village (based on the JTP principles) as a fully sustainable settlement ahead of developing any urban extensions?

Yes/No.

Please provide any comments.

Q3- What name should be given to the garden village?

Q4 – Do you think the NDP should address housing needs and development policy for existing residents and settlements?

Yes/No

Please provide comments

Q5 – Do you think the NDP should develop housing policies and design codes for the new housing being considered in the garden village and Gladman urban extension site?

Yes/No

Please provide comments, in particular please list particular policy areas of concern

Q6- Should the NDP have a policy which describes local landscape and built character and requires development to be sympathetic to its special qualities?

Yes/No

Please provide comments, particularly how this could be achieved

Q7 – Do you think that the NDP should have its own enhanced policy regarding hedges and woodland?

Yes/No.

Please provide comments.

Q8 – Should the NDP seek to ensure that ‘blue infrastructure’ is incorporated into new residential areas and will be effective in reducing the incidence of flooding within and beyond the parish both now and in the future?

Yes/No

Please provide comments, in particular how can this be achieved

Q9 - Should the NDP have a policy which supports enhancements for walking, cycling and horse riding subject to the need to protect and support areas of wildlife significance?

Yes/No

Please provide any comments

Q10 – Should the NDP include address traffic and transport issues?

Yes/No

Please provide comments, in particular specific traffic and transport concerns

Q11 – Should the NDP investigate and consider the type of new employment that may be suitable for the existing residents and for the new developments?

Yes/No

Please provide comments

Q12- Should the NDP pursue local facilities if they are not adequately provided through the AAP?

Yes/No

Please provide comments

Q13 - Are there ambitions, concerns and issues that have not been covered in this Issues and Options Document?

Yes/No

Please provide comments

Please rank the following in order of priority (1=most important, 2=next most important, etc.). Please note that there are 9 areas listed and space for you to write in other areas to include in your ranking.

Subject Area	Your Ranking in order 1 to 12
Accessibility (safe walking, cycling, riding)	
Areas of Separation (from new development)	
Community Facilities	
Design and Layout of garden village and urban extensions	
Drainage & Flooding	
Employment	
Hedges and Woodland	
Housing associated with existing settlements	
Traffic and Transport	
Other 1 – please specify	
Other 2 – please specify	
Other 3 – please specify	

Please explain the reason for your 1 st and 2 nd priorities

About Yourself

Do you live in:

	Please Tick
Burrow Heights Parish Ward (i.e. west of A6)	
University Parish Ward (i.e. Filterhouse / Bailrigg Student Living)	
Scotforth Parish Ward – Hala Carr Farm estate	
Scotforth Parish Ward – Bailrigg Village	
Scotforth Parish Ward – East of M6	
Outside of Scotforth Civil Parish – please specify	

If you wish to discuss any of your comments further with the Steering Group then please provide contact details:

Your name:
Your email address:
Your phone number (optional):

Thank you for taking the time to consider the issues and options that the Scotforth Neighbourhood Plan may address. Your responses and comments are important.

Please return this paper version of the form to any of the following:

XXX

Appendix 4: Copy of Issues and Options Report

Scotforth Rural Neighbourhood Plan Responses to the Issues and Options informal consultation (May-July 2023)

1. Executive Summary

The Issues and Options consultation was an important initial stage in formulating the Neighbourhood Development Plan (NDP). It has evidenced strong support within the community for planning policy on:

- areas of separation that protect and enhance existing settlements,
- design codes that ensure any new development reflects the character and nature of the existing landscape and settlements,
- protection and enhancement of hedges, woodland, drains and watercourses,
- access to safe and sustainable walking, cycling and riding routes across the parish.

The suspension of the Lancaster South Area Action Plan (AAP), including proposals for a garden village, does not have a significant impact on the parish NDP and may indeed broaden its scope to address gaps that the AAP would have addressed and that positive planning principles developed for the garden village are applied to whatever revised housing targets emerge. This may include a focused housing needs survey.

There was a good engagement from communities most concerned about major housing developments and from the associated land-owners and this is reflected in the priority themes.

2. Background to consultation

The 2021-2031 Lancaster District Local Plan determined that a substantial proportion of new housing would be concentrated into a “Broad Location of Growth” of the open farmland between south Lancaster and Galgate and Lancaster University. Strategic policy SG1 established that this would be at least 3,500 houses, principally within a garden village straddling four parishes but primarily within Scotforth parish. Key to this strategy was the construction of a new road from Junction 33 of the M6 to the garden village substantially funded by a central government Housing Infrastructure Fund grant identified in strategic policy SG3 and the provision of many new jobs at Lancaster University (policy SG2). The Local Plan required a Lancaster South Area Action Plan (AAP) to be developed to establish land allocations for development and greenspaces, design principles and infrastructure (schools, healthcare, community facilities etc.).

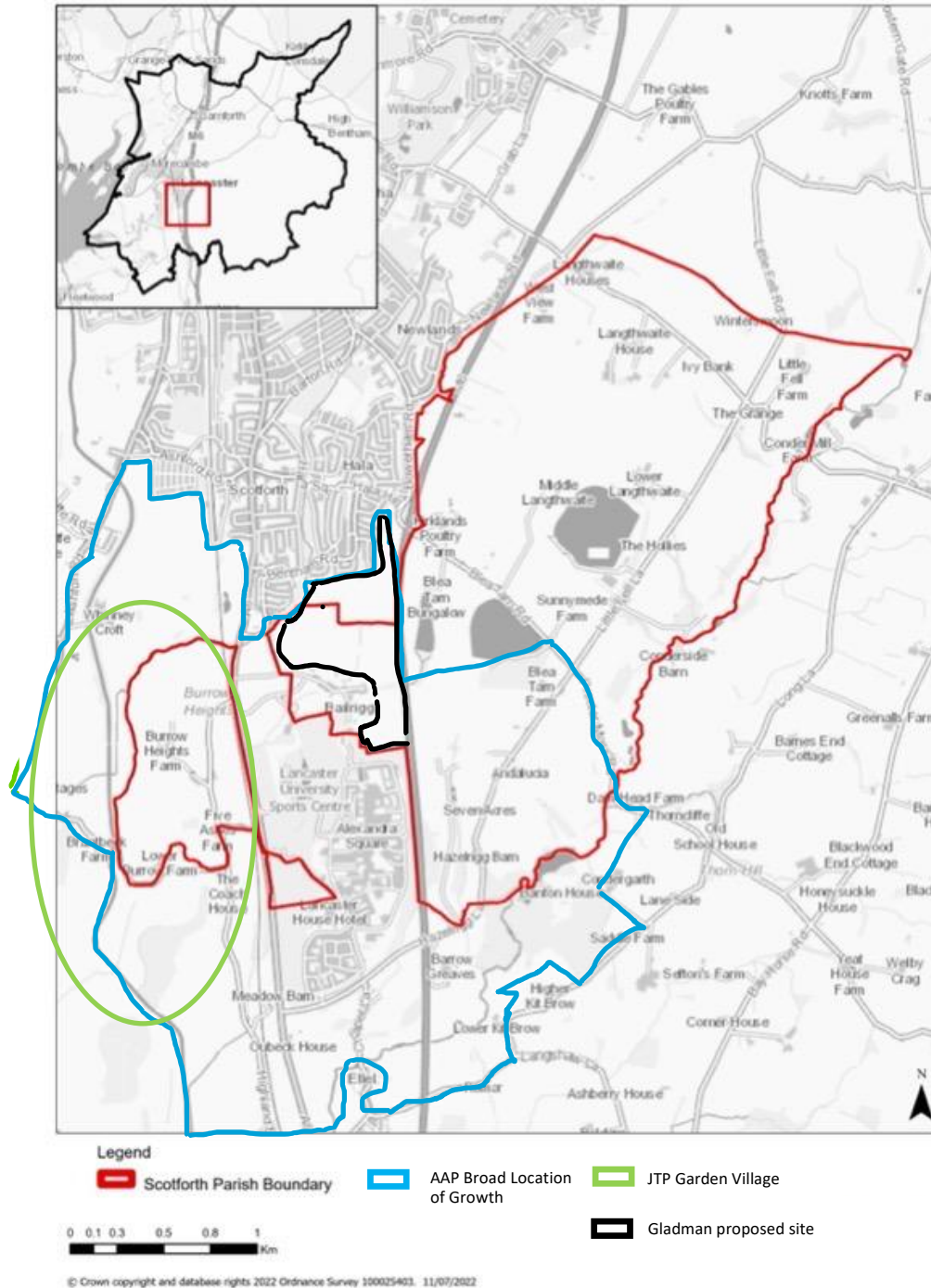
The parish council has had significant concerns about the scale and nature of the housing developments imposed on the parish by the Local Plan and AAP. Nevertheless, the parish council has positively engaged with LCC to mitigate the impact on existing communities and ensure that the garden village would be a sustainable and vibrant village reflecting the character of the rural landscape.

Scotforth Parish Council commenced the NDP because it was concerned that the AAP would not address all of the priorities and concerns of the residents of the parishioners. In particular, the AAP geographic footprint ignored half of the parish and it was apparent that the AAP would be focused on delivering the garden village and not addressing the needs of the existing rural community.

The Parish Council applied to Lancaster City Council for designation of the whole parish as a neighbourhood area and Lancaster City Council formally accepted the Scotforth Neighbourhood Plan Area Designation on 27th January 2023. The designated neighbourhood

area is shown on Figure 1. This is the area where the NDP planning policies will apply. This map also shows the areas covered by the AAP and proposed location of the garden village.

Figure 1 – Map of Scotforth Parish with overlaid AAP, Garden Village and Gladman scheme



The NDP, like all local planning documents, must be evidence-based and therefore the Issues and Options informal consultation was launched on 24th April 2023 to identify the priorities of

stakeholders, both residents and landowners. The consultation was based around four areas identified by a steering group of Parish Councillors and interested local residents, but including an open question (Q13) inviting respondents to highlight any other areas that they believed to be important.

The consultation closed on 5th July.

Subsequent to the consultation, LCC announced that the Junction 33 scheme would not be going ahead and that work on the AAP was suspended. It is clear that without this scheme the existing transport infrastructure cannot support the scale of housing development south of Lancaster envisaged in the Local Plan and LCC are now planning to revisit the Local Plan regarding where growth in the district will be focused. Consultation feedback comments about the now discontinued garden village does however still inform the NDP on what kind of policies to adopt regarding housing and infrastructure for what will remain a rural parish and the position the parish council should take with respect to any revised Local Plan or AAP that may emerge going forward.

3. Stakeholder engagement

The consultation was notified to all residents through the Parish Newsletter delivered to all homes within the parish. It was also highlighted on the parish website which included a new webpage and online response form facility. In addition, the consultation was notified by email to known landowners and/or their agents.

An open day in-person event was conducted on 24th April 2023 in Health Innovation Campus at Lancaster University which provided an opportunity for residents to talk to members of the steering group about issues and options. 24 residents attended.

4. Analysis methodology

The responses to consultation consist of a simple “Yes/No” as to whether the respondent agrees with a statement followed by the opportunity for respondents to write comments upon each subject. A “mixed methods” approach has been taken to analysing the responses which consists of:

- **Quantitative analysis** of the Yes/No responses including profiling by location, type of respondent and ranking of importance of topics. Results are expressed as percentages.
- **Qualitative analysis** of comments in terms of frequency of themes mentioned. Results are expressed as frequency of themes together with representative extracts of comments that illustrate these themes.

This approach, using quantitative and qualitative analysis, allows the strength of opinions to be established through giving a deeper and more holistic insight which will limit bias and result in more reliable conclusions. Question 13 provided an opportunity for respondents to (a) raise subject areas that are important to them that are not covered by the preceding questions and (b) rank the subject areas in terms of which are the most and least importance to them.

5. Quantitative analysis

There were 32 responses of which 3 were from landowners (Gladman, Lancaster University and StanTec which represented a consortium of developers associated with the garden village), 28 from members of the community and 1 was from Bailrigg Village Residents Association. For analysis, the latter has been combined with the community responses.

The geographic distribution of responses is in table 1. Whilst there was around 30% response rate in the locations most affected by the garden village and Gladman proposals there were limited responses from the students in Filterhouse Studios within the University Parish Ward and from residents east of the M6.

Table 1 – Location of Respondents

Location	Count
Burrow Heights Parish Ward (i.e. west of A6)	11
Scotforth Parish Ward – Bailrigg Village	11
Scotforth Parish Ward – East of M6	1
University Parish Ward (i.e. Filterhouse / Bailrigg Student Living)	1
Landowners	3
Outside of Scotforth Civil Parish	2
Blank	3
Grand Total	32

There was an overwhelming positive response from the community to the questions raised, whilst the 3 landowner respondents either disagreed or did not provide a Yes/No answer. Table 2 shows the percentage of community responses saying ‘Yes’ and the number of ‘No’ responses from the three land-owners.

Table 2 – Summary of Responses of the Community and Landowners

Question	% 'Yes' of 29 Community responses	'No' response by 3 Landowners
Q1 . Do you agree with the Areas of Separation proposed by the Parish Council	93%	3
Q2 . Do you believe that initial phases of new development should prioritise establishing the garden village (based on the JTP principles) as a fully sustainable settlement ahead of developing any urban extensions	90%	3
Q4 . Do you think the NDP should address housing needs and development policy for existing residents and settlements	90%	3
Q5 . Do you think the NDP should develop housing policies and design codes for the new housing being considered in the garden	86%	0

village and Gladman urban extension site

Q6 . Should the NDP have a policy which describes local landscape and built character and requires development to be sympathetic to its special qualities 90% 1

Q7 . Do you think that the NDP should have its own enhanced policy regarding hedges and woodland 90% 1

Q8 . Should the NDP seek to ensure that ‘blue infrastructure’ is incorporated into new residential areas and will be effective in reducing the incidence of flooding within and beyond the parish both now and in the future 93% 1

Q9 . Should the NDP have a policy which supports enhancements for walking, cycling and horse riding subject to the need to protect and support areas of wildlife significance 93% 1

Q10 . Should the NDP include address traffic and transport issues 90% 1

Q11 . Should the NDP investigate and consider the type of new employment that may be suitable for the existing residents and for the new developments 90% 1

Q12 . Should the NDP pursue local facilities if they are not adequately provided through the AAP 90% 1

Q3 asked for suggestions for the name of the garden village. The fact that the garden village is very unlikely to proceed may make the question redundant, but it should be noted that all of the residents’ suggestions drew on the actual location around Burrow Heights and Lower Burrow and none supported the name Bailrigg Garden Village. This illustrates the desire to preserve and enhance local character rather than have external parties impose their ideas.

The Parish Council asked respondents to rank the consultation areas by importance to themselves in order to direct the NDP to focus on the community’s highest priority areas. Table 3 shows the raw scores (the smaller the score, the higher the priority) and bands of ranking, with ‘Separation’ overwhelming number 1 priority followed by equal second priority

of Accessibility, Design of housing developments, Drainage & Flooding and Hedges & Woodland. There was some concern about Traffic & Transport whilst Community Facilities, Housing in existing settlements and Employment ranked the lowest priority. Respondents were given the chance to name and prioritise other subjects but there were only 5 new areas identified and they are listed merely for completeness.

Table 3 – Ranking of Priorities by the Community

Table 3 – Ranking of Priorities by the Community Subject Area (alphabetic order)	Average ranking	order of priority
Accessibility (safe walking, cycling, riding)	4.6	=2
Areas of Separation (from new development)	2.1	1
Community Facilities	6.3	=7
Design and Layout of garden village and urban extensions	4.6	=2
Drainage & Flooding	4.4	=2
Employment	7.5	9
Hedges and Woodland	4.5	=2
Housing associated with existing settlements	6.3	=7
Traffic and Transport	5.5	6
Other: (one response each)		
Overestimated housing need [of Local Plan]	1.0	
Underestimated cost [of Garden Village]	2.0	
Sustainable transport	5.0	
Climate Change	6.0	
University and wind turbines	8.0	

Finally, to help the Parish Council understand what drove the ranking, respondents were asked to explain their ranking. Table 4 ranks the key words used which indicates the highest concerns are about maintaining separation and character and addressing the impact of climate change and flooding.

Table 4 – Ranking of Underlying Concerns

Key Word	Occurrences	Ranking
Climate	6	=2
Separation	13	1
Character	6	=2
Wildlife	4	
flooding	6	=2
traffic	2	
rural	3	

noise/light

1

6. Qualitative analysis

The results of the qualitative analysis are set out below.

Q1. Do you agree with the Areas of Separation proposed by the Parish Council?

The most popular sentiment within responses to this question was that any Areas of Separation (AoS) must be sufficient. Included in these responses were suggestions of requirements for the AoS, and comments about what is considered an acceptable AoS. For example:

“A line of conifers would not be acceptable”,

“[Areas of Separation] should therefore be a sufficient depth”.

The theme ‘Separation Maintenance’ was another common response. This attitude relates to maintaining the separation already in existence in the parish areas and the rural spaces in the parish. For example:

“Preserving existing hedgerows and woodlands”,

“ It is important to maintain the historic hamlet”.

The theme ‘Stronger Separation’ also emerged. This incorporates attitudes that call for a strong, well-defined and extended AoS, compared to existing AoS. For example:

“If possible should be extended around distinctive environmental conservation initiatives”,

“Separations is needed but it must be more clearly defined”.

The final theme that was identified was ‘Subtler Separation’. This was exclusive to Gladman’s responses and they express that:

“...separation can be readily achieved without the need for hard, defined buffer areas or large physical gaps between settlements”. Sufficient

Separation	8
Separation Maintenance	5
Stronger Separation	5
Subtler Separation	1 (Gladman)

Q2. Do you believe that initial phases of new development should prioritise establishing the garden village (based on the JTP principles) as a fully sustainable settlement ahead of developing any urban extensions?

Responses to this question could mostly be placed into one of three categories. The most popular sentiment called for the prioritisation of BGV. Prioritising the BGV is interpreted as a preventative measure, preventing the emergence of unsuitable or unsustainable housing development. Responses in this category encourage a step-by-step structure for the prospective developments, with the BGV being the first step. Upon completion of the BGV, it is thought that only then will developers be able to create informed and appropriate new developments. For example:

“The development of the GV should take precedence over any urban extension. Do each phase properly and well before moving on to the next stage, otherwise it will become a piecemeal mish-mash”.

The next most common response encouraged the prioritisation of Services and/or Infrastructure. These aspects of Services/Infrastructure are discussed in relation to both the wider South Lancaster area and the specific development sites. There is a concern within some of these responses that if Services/Infrastructure are not prioritised, they will become an “afterthought”. For example:

“We do need schools, doctors, community facilities. They must not be an after thought, so they need to be established before other developments”.

Finally, two responses called for the prioritisation of urban extensions. This is rooted in doubt regarding the legitimacy of the housing demand in the parish or dislike of the concept of the garden village. For example:

“We do not want the garden village and feel urban extensions should be prioritised”.

Prioritise BGV	10
Prioritise	6
Services/Infrastructure	
Prioritise Urban	2
Extension	

Q4. Do you think the NDP should address housing needs and development policy for existing residents and settlements?

Five different categories emerged from the responses to this question. The most popular regards the role of existing residents within development discussions. These responses emphasise the central role they believe existing residents should play. For example:

“Everyone, whether landowner or house dweller, should have a say in how the GV should look and how the housing needs will be met within the GV.”

Next is the theme of ‘Accuracy’, which relates to the attitude that housing developments should reflect actual, measured need for housing in this area. This hopes that by basing developments on needs, any developments won’t be the result of a developer’s desire to build the most profitable mix of new houses. For example:

“It should be needs-priority, not developer-priority”.

Following this, there was an attitude that the NDP and any further/wider policy documents should be flexible, in that they can be adjusted to reflect any changes in needs or demography in the parish area. For example:

“Housing needs always change with time”...”Any changes to the existing housing stock should cater for all the residents”.

Another theme is ‘Similarity’, which corresponds to the attitude that developments such as the BGV should follow existing styles and placements of settlements already in the parish. This is so that they blend in to the wider parish. For example:

“Until completion of BGV, this should be limited to similar style, placement (as in linear on roads, not new estates or group developments) as existing properties”.

Finally, there was an attitude that all new infrastructure, which relates to new housing developments, should accommodate and be accessible to existing residents in the parish. For example:

“It would only be fair for services which are provided for BGV to be made accessible for existing residents including sewage via mains network for example”.

Centrality of existing residents	5
Accuracy (based on needs)	4
Flexibility (changes in demographic)	2 (Gladman + 1 resident)
Similarity (to existing settlements)	2
Accessibility (for residents)	1

Q5. Do you think the NDP should develop housing policies and design codes for the new housing being considered in the garden village and Gladman urban extension site?

The most popular sentiment from this question’s responses was the idea of ‘Environmental Consciousness’ This relates to eco-friendly housing design and eco-aesthetics, acknowledgment of local and global environmental concerns and carbon negativity. For example:

“Housing should be designed as eco-friendly as possible e.g., insulation, water preservation technology etc.”.

The second most popular theme related to similarity to existing settlements or the preservation of existing settlements. This is maintain the rural character and history of the area, and to be complementary to the existing settlements instead of dwarfing them. For example:

“Regarding housing policies, design codes, etc, the very special characteristics of the historic hamlet of Bailrigg need to be borne in mind.”

Next is the idea of affordability. It is encouraged that the new housing developments feature a variety of housing types and sizes to cater for all budgets. For example:

“Adequate number and range of types of housing from ‘affordable’ to luxury”.

Finally, integration is a theme which two responses fit into. This theme shares traits of the ‘Similarity/Preservation’ category, with a slight difference relating to the wish that new housing must be connected, avoiding the creation of distant and separated estate houses and encouraging that any social housing looks the same as other houses and does not appear inferior in any way. For example:

“There must not be a series of ‘single access’ estates of like houses (and occupants). Developments must reflect the full breadth of community, not just discrete sections”.

Environmental Consciousness	12
Similarity/Preservation (to existing settlements)	10
Affordability	2
Integrated	2

Q6. Should the NDP have a policy which describes local landscape and built character and requires development to be sympathetic to its special qualities?

The responses to this question could be categorised into one of two themes. The first, ‘Natural/Historical Character’, was important to many and related to wishes of new developments promoting the preservation or expansion of the local landscape and natural features such as woodlands and hedges. For example:

“Ideally, the new housing should incorporate as many hedges/trees/greenery as possible. The houses should also have ‘real’ lawns.”

The second theme ‘Similarity’ has appeared many times in previous responses to questions in this questionnaire. These responses conveyed the attitude that new developments should not be distinctive, they should follow existing design codes and features, but likewise should not all be identical. For example:

“Mass house building of same ‘cookie cutter’ nature is not appropriate”.

Natural/ Historical Character	9
Similarity	4

Q7. Do you think that the NDP should have its own enhanced policy regarding hedges and woodland?

The most popular sentiment in responses to this question related to ‘Maintenance’. This relates to the maintenance of hedges and woodland in the parish. For example:

It is important to retain or plant hedgerows and trees”.

Next, was the encouragement of ‘Wildlife Promoting’ policies. This spans wildflower fields, native hedging, wildlife friendly areas and habitats for biodiversity. For example:

“Planting to maintain and preferably enhance biodiversity should be integral in all developments”.

Another sentiment was that of extending greenery. This is similar to the previous two themes, with a distinctive encouragement of promoting the expansion of ‘greenery’ within the parish.

“Hedges and woodland should be encouraged”.

Finally, the theme of ‘Management’ related to one response which emphasised the need to maintain existing and future greenery in the area, to prevent overgrowth onto footpaths and promote accessibility.

Maintenance	9
Wildlife Promoting	7

Extend 2
 Greenery
 Management 1

Q8. Should the NDP seek to ensure that ‘blue infrastructure’ is incorporated into new residential areas and will be effective in reducing the incidence of flooding within and beyond the parish both now and in the future?

Two themes emerged from responses to this question. The first is ‘Preparation’, where responses to this question discussed the introduction or expansion of blue infrastructure in relation to being prepared for the predicted future climate-related flooding. It is encouraged that blue infrastructure is informed by models of future flooding and related research. For example:

“This is vital in a flood prone area and planning should not only take into account climate change, enhanced green field run off routes but also subsurface drainage patterns and effects.”

Additionally, blue infrastructure was also discussed in relation to ‘Drainage’. Comments in this category referred to existing problems of poor drainage on the land and the creation of boggy, un-grazable land. Further, there was another idea that:

“Drainage for new developments should have the capacity to resolve existing drainage issues.”

Preparation 4
 Drainage 4

Q9. Should the NDP have a policy which supports enhancements for walking, cycling and horse riding subject to the need to protect and support areas of wildlife significance?

The most popular sentiment from responses to this question was that of ‘Network’. Responses in this category emphasised the need for footpaths and similar paths to be part of a network, commenting on the current lack of network between existing footpaths. For example:

“There should be a network of linked paths/cycleways and bridleways”.

Another sentiment was ‘Sustainability’, which discussed the enhancement of footpaths etc. in relation to sustainable practices of reduced use of motor vehicles, as well as assessing the current sustainability of footpaths in the parish. For example:

“Reducing reliance on motor vehicles is a necessity”.

“The NDP presents an opportunity for there to be a comprehensive review of the suitability and sustainability of existing footpaths”.

The final sentiment was ‘Accessibility’. Accessibility was discussed in relation to access for people with disabilities, preventing access for users of cars, e-scooters and similar motorised off-road vehicles, and the promotion of access for users via signage. For example:

“It would be nice to walk around the area without vans and cars speeding by”.

Network 8
 Sustainability 5
 Accessibility 5

Q10. Should the NDP include address traffic and transport issues?

The traffic and transport issues addressed in responses to this question varied. The most popular sentiment related to the ideas of speed and safety. Many comments were about the 60mph speed limit on Bailrigg Road, or the lack of pedestrian features on roads in the parish. There is a large concern amongst respondents especially towards the safety of children. For example:

“A significant concern – not addressed by the existing plans for the new roads – is maintenance of safety of roads with no pavements and no lighting while there is increased use by construction traffic”.

Next, there was concern regarding ‘Congestion’ in the area. This pointed towards existing and feared predicted congestion in the wider Lancaster area, the recent congestion in Galgate and likely future congestion around new housing developments in the parish. For example:

“Ashton Road and Scotforth Road are already bottlenecks, clogged by cars going into Lancaster and trying to get to the Hospital”.

To continue, another sentiment was ‘Cycle Paths’, which promoted the addition of “*cyclepath signage*” and separate cycle routes within the parish.

Public Transport was an additional sentiment, calling for new bus routes to be connected to any new housing developments and be integrated into the wider public transport system.

Finally, there was discussion of Permits/Access in the parish. One response referred to the prevention of access for HGVs and caravans on Tarnwater Lane. Another related to the introduction of parking permits within certain areas of the parish.

Speed/Safety	6
Congestion	5
Cycle Paths	2
Public Transport	2
Permits/Access	2

Q11. Should the NDP investigate and consider the type of new employment that may be suitable for the existing residents and for the new developments?

The most popular sentiment within responses to this question related to the idea of ‘Local Employment’. Respondents were keen to promote employment within the local area, to prevent any new developments becoming dormant, commuter settlements, and to boost the local economy at the same time. For example:

“There should be priority support for developments that contribute long-term to employment within the area, whether new or pre-existing.”

Next, two respondents were opposed to the parish council and NDP commencing any form of investigation into new employment. This was based on the idea of impracticability, the rise of remote working and this lying in the domain of the city council.

To follow, ‘Employment Diversity’ was encouraged by one respondent. This referred to the avoidance of Lancaster University becoming the sole employer for residents of any new housing development.

Finally, there was one reference to ‘Infrastructural Needs:

“It needs to consider any additional infrastructure that would be needed to encourage the companies to locate in the parish without impinging on the desirability of attracting people to buy houses and settle there”.

Local Employment	6
Opposed	2
Employment Diversity	1
Infrastructural Needs	1

Q12. Should the NDP pursue local facilities if they are not adequately provided through the AAP?

A popular sentiment in response to this question related to Education. There were many references to the need for schools (both pre-, primary and secondary) in the event of any new developments.

Likewise, there were many reference to health services such as a GP practice, dentist, surgery, pharmacy etc. There was also acknowledgement of the present strain on healthcare services in Lancaster, indicating the necessity of additional services in a new housing development.

Additional comments related to ‘Leisure’, including a supermarket to provide all essential products, preventing the use of vehicles to drive into Lancaster for food shopping purposes.

Three respondents emphasised the need for the NDP to address any gaps left by the AAP.

Finally, one respondent referenced the need for a transport network, which is reportedly absent in the AAP.

Education	6
Health	6
Leisure	3
Essential for NDP	3
Transport Network	1

7. Priorities for Neighbourhood Development Plan

The Parish Council recognise that the development of the NDP must be evidence-based and therefore considers the responses to the Issues and Options informal consultation as vital to that evidence gathering process. It is noted that most responses came from residents most affected by the major housing development envisaged in the now suspended AAP and is evidence of the areas the NDP must address. Whilst there was little response from students at Filterhouse or residents east of the M6 this does not mean that they will be ignored but rather further engagement is needed, particularly where the emerging NDP may have an impact upon those residents. Whilst not all landowners chose to respond, the three major parties did so and their views are important and although understandably protecting their own interests are not totally irreconcilable with the views of residents.

The rescinding of the Junction 33 road scheme and associated infrastructure funding has led to the suspension of work on the AAP and the Parish Council anticipate that Lancaster City Council will need to revisit and revise its Local Plan. We expect this to involve a dramatic reduction in proposed housing growth in south Lancaster to levels that can be supported by existing infrastructure (particularly road network, schools, health care and drainage) and revisit the deliverability of the proposed garden village. Whilst questions 1 to 3 were posed before the AAP suspension decision was announced the responses are still relevant to the NDP because they showed that residents have strong views that substantial areas of separation must be created to preserve the identity, rural character and residential amenity of all the existing hamlets such as Bailrigg, Burrow Heights and Lower Burrow. These substantial areas of separation are essential to the preservation of their rural nature of existing settlements and should facilitate the incorporation of green and blue infrastructure. This can be through appropriate location of attenuation ponds, orchards, allotments, woodland, landscaped footpaths and cycleways, hedges, picnic and play areas, for example. In addition, residents express the aspiration that any new developments should reflect the existing rural character of the parish.

These themes will be core to the NDP. The Local Plan policies regarding Areas of Separation (EN6), preservation of landscapes (DM46) and Design Principles (DM29) will be supplemented and complemented by NDP policies that provide more explicit guidance in how they apply within the parish.

The consultation did elicit responses that if development took place existing settlements should benefit from their associated infrastructure projects (drainage, fibre broadband, mains sewerage etc.), i.e. the existing settlements should be “enhanced not enveloped”. This theme will be pursued through the NDP.

It is clear from the response themes that concerns about climate change have influenced respondents’ views, in particular flooding risk, environment, and sustainable development (housing design, reduced cars, accessible greenspace). The overwhelming requirement of respondents is that hedgerows and woodland should be correctly maintained and protected and where possible new trees and hedges planted to facilitate growth of wildlife, and any housing development should be not only protective of existing flora and fauna but seek to enhance it by incorporating green areas, tree and hedge planting and encourage the use of cycle paths and footpaths. Whilst the Climate Emergency revision to the Local Plan has greatly strengthened policy in this area it has not yet been made, and therefore the NDP will use the draft revised policy DM45 as a base case and explore if and where supplementary NDP policy may be appropriate and beneficial to the parish without contradicting the Local Plan policies (DM45-Hedgerows and Woodland; DM61-Walking and Cycling).

Employment, traffic and transport were lower priorities from respondents and the Parish Council recognises that it has no direct control in these areas which are primarily delivered by county and district agencies. The NDP will explore local traffic issues that can shape an ambition to campaign for improvement in particular hot-spots but will not formulate planning policies. Similarly, community facilities may be considered as an ambition but not a planning policy area.

The Parish Council has constructively engaged with the AAP team in order to mitigate the impact on existing residents and to help the AAP team deliver a sustainable and viable garden

village. The AAP process has applied the 15 principles of sustainable development enshrined in the Local Plan strategic policy SG1 by producing the Garden Village Masterplan with these principles honed. This masterplan is itself the product of extensive public engagement and consultation and whilst large scale development might not be welcome, in the event that it is legitimately imposed on the Parish, the development principles enshrined of the garden village master plan can remain valid. The themes of the master plan are not inconsistent with the responses to the Issues and Options consultation, namely, coherent with existing habitation, environmentally sustainable, recognising the value of local community and place, including local services, connectivity and amenity. The consultation responses are reasonably clear that there is little support for urban expansion into the area and that if some form of development does take place then it should be consistent with the masterplan principles. Therefore, the NDP will look to develop Design Codes compatible with these principles and the rural character of the parish. Specifically, there should be detailed Design Codes that apply within existing areas of settlement to ensure any new development is compatible with the existing settlements and there should be higher level Design Principles that would apply to new developments outside of the existing settlements to ensure that any such developments are compatible with the rural character of the parish.

Now that the AAP is suspended, the parish NDP becomes even more important – it must conform to the Local Plan (until it is revised) but must now consider areas that the AAP was expected to cover. The Parish Council is therefore expecting that the AAP team will make relevant evidence and work they have accumulated available to the NDP steering group and appropriately assist the Parish Council so that the NDP can cover the gaps left by the absence of an AAP.

Whilst the cancellation of the J33 scheme renders the 3500 housing target in the current Local Plan unachievable, it is not inconceivable that a future Local Plan and/or government may resurrect such proposals, so having an NDP that both enshrines garden village principles and sets design codes for development compatible with the rural character of the parish is an important safeguard for current and future parishioners and Lancaster district alike.

8. Next Steps

The scope of the NDP was discussed with the Lancaster City Council planning team on 16th November 2023; this team are responsible for providing support and guidance on the development of neighbourhood plans. This meeting explored where the NDP will complement and not conflict with the Local Plan policies and actions required to ensure the NDP is developed on a robust and evidence-based basis. As a result, the draft scope of the NDP was agreed by the Parish Council on 22nd November 2023 as being:

NDP Content	Evidential Studies
Areas of Separation Designation Policy based on:	Review of Areas of Separation policies in other NDPs
Landscape Policy	Heritage and character study across parish
Heritage Policy	Heritage and character study across parish
Drainage Policy	Flooding and drainage study
Design Code for existing settlement areas	Heritage and character study across parish

Design Principles for major developments	High level principles for sustainable development outside of existing settlement areas, including for example garden villages and urban extensions
Woodlands and Hedgerows Policy	Review of DM45 Climate Change version; Environmental and Biodiversity survey; Strategic Environmental Assessment
Safe and Sustainable Accessibility Principles	Review of walking, cycling, equestrian needs and provision; Review of traffic data and accidents

There will also be more engagement with landowners and residents to understand their views on the outcome of the Issues and Options consultation and emerging priorities of the NDP.

Further work will then be undertaken by the NDP steering group with assistance from Lancaster City Council and external consultants where appropriate. This will be to gather further evidence and produce policy documents for inclusion in a draft NDP that will be subject to formal (“Regulation 14”) consultation.

Scotforth Parish Council

23rd November 2023

Appendix 5: Lancaster City Council Comments on v3 of Emerging Draft Plan and Technical Evidence Base Documents

Draft Scotforth Rural Neighbourhood Plan March 2024 Lancaster City Council Comments

The comments below reflect our thoughts on the plan as presented prior to our meeting and the discussion we had on the 20th.

Landscape Assessment & Policy SR1: Area of Separation

The 'Landscape Character Assessment' primarily provides background context from secondary sources. Para's 4.5 to 4.13 provide a more primary source of information but it remains contextual. The Assessment simply describes the landscape, identifying 6 character areas but then goes straight into identifying the area of separation without evaluation or commentary.

Policy SG1 sets a starting point to why an Area of Separation (AoS) might be important in the context of future development, but that isn't a definition of why an AoS will be important in this location now that the AAP and garden village are not being progressed. Policy SR1 seeks to use EN6 as a basis for the allocation. However, EN6 is specific referring to the mechanism being through the AAP. The policy also specifies areas around Galgate, Bailrigg Village and South Lancaster and new development. As the AAP isn't going ahead there is no basis for a NP policy, any NP policy needs to stand on its own. A definition of the purposes of the AoS is needed:

- What would be the purpose and function of an AoS in this location?
- Why is it needed and what is it protecting Bailrigg Village from?

Section 5 of the Assessment should be where the case is made for an AoS. Setting out how the land identified meetings the role and function of the AoS as defined. However, Section 5 lacks this and doesn't provide a justification for an AoS or why the extent of AoS is needed, what are the features / areas which are more beneficial and should be considered to be valuable.

Whilst there is a policy position in SG1 to investigate the role of an AoS around Bailrigg Village, it should be for an assessment to clearly understand the role and function of any designation before looking to tie that to definable boundaries. Neither of these elements seem to have been achieved. The evidence provided doesn't, in our view, provide the necessary justification for a AoS in the current circumstances.

There isn't any justification for the AoS west of the WCML, there is no policy direction in SG1 to suggest that such a designation is required. The Assessment does not include anything to suggest an AoS is necessary in this location through the assessment process. During our meeting the JTP masterplan was mentioned but this was drafted in the context of the Garden Village so does not provide a context or evidence now that the AAP and the Garden Village are no longer being pursued.

The Justification section relating to policy SR1 needs some re-consideration. The section refers to paragraph 135 of the NPPF as providing justification for the AoS but this paragraph is specific to design, layout etc. it is not a basis to prevent development. The Justification also refers to the Lancaster City Council Bailrigg Garden Village Area Action Plan Landscape Sensitivity Assessment Final Report. This Report identifies principles which form a basis for a policy to steer appropriate development proposals generally in the context of the Garden Village. The Report is used selectively

in the Justification to policy SR1. The Report does not recommend blanket area of separation, areas around Burrow Heights are identified as appropriate for development as is low lying land around Bailrigg Village, the Report only identifies high points for protection in this latter area.

The draft AoS covers a significant area of land which is highly likely to be subject to challenge by the parties who own and have options on it, including Bailrigg Property Trust, Lancaster University, Gladman and others. Blanket coverage in the most sustainable part of the parish precludes any development will be contrary to NPPF and the basic conditions requirement to meet sustainable development. This area is also likely to remain a location of interest for the council in terms of considering how development needs may be achieved in the district through the Local Plan Review. Our recommendation is that the Assessment is revisited to provide more direction on the AoS as described above. Although some of the issues may be very difficult to address in the current circumstances where the reason for the AoS isn't clear.

Whilst the assessment has failed to make the case for an AoS, our discussion on the 20th April did result in some other options which, subject to evidence, are more likely to be positively received. A smaller AoS to the north of Bailrigg Village, and possibly around it, may be justifiable. An area must take account of local landscape features and be of a scale that is needed to fulfil its function rather than cover a wide expanse of land. There are instances where Inspectors have allowed development within similar designations. In these cases, Inspectors have considered that such large expanses are unnecessary and have determined they do not need to extend beyond 20-25 metres. To ensure any designation and associated policy is robust, a smaller area around the village which follows distinctive landscape features and provides a buffer based on an area necessary to ensure separation is considered more appropriate. It may be worthwhile considering the presence of the National Grid Powerlines, which usually requires a buffer to remain development free when considering an appropriate area.

There is no local plan policy basis for an AoS to the west of the West Coast Mainline, especially given the AAP and Garden Village are no longer being pursued. It is recommended that any designations in this area are separated from the AoS proposal for around Bailrigg Village and a separate policy included which is supported by reasoning/justification and evidence specific to these areas. Any designations around these settlements would be more appropriate in areas where evidence identifies landscape, heritage value or settlement character value. To do this, further detailed evidence dealing with these topics will be needed. Again, the reasoning and justification for such areas will need to be described and supported by landscape, heritage and built form evidence and should be focused and minimised to the areas necessary to fulfil the function.

Paragraph 8 of the Justification refers to flooding/biodiversity in the Lower Burrow area but these are not landscape features and are not reflected in the draft policy SR1. The flooding issue should be separated out from landscape issues and focused upon in draft policy SR6. During our meeting the JTP Masterplan was referred to as providing evidence for this policy. However, it is not considered that weight can be attributed to this given the Garden Village is no longer being pursued and the Masterplan was based the prospect of significant development in the area. A policy which designates areas for protection for water management is likely to be supported if bespoke evidence is available.

During our conversation it became apparent that the aim wasn't a blanket area of protection. This isn't however reflected in the draft plan at present and needs to be made clearer in policy SR1 and any other similar policies. A policy supporting small infilling/rounding off, which reflect the current character/form of development and linked to the Design Code would be appropriate. The latter part of policy SR2 does appear to be trying to do this, but it would be better in a separate policy. This

would show a positive approach to development and may help support designations where you are seeking landscape/village protection.

General Comments on Draft Plan

It is appreciated that the plan is very much in draft and further work is necessary. One point bearing in mind is that much of the justification would be better placed in supporting documents to ensure that the draft plan is succinct and easy to use.

Given the location in proximity to areas designated for environmental protection, the Forest of Bowland National Landscape and functionally linked land, a policy on environmental designations/protection/enhancement will be needed. Both Aldcliffe with Stodday and Carnforth's plans include policies which have been supported by the Council, Natural England and Examiners. A monitoring methodology will also be required.

Further and more detailed comments can be provided once the plan has evolved.

Design Code

As with so many of these documents, it is long and the codes are buried within the text. In addition to the main document, it would be worthwhile providing the Design Principles and Codes as a separate document to make them easier to navigate and use.

The County Council and Landscape Character Assessments listed in section 1.3 are not adopted Supplementary Planning Documents. These need to be reclassified. The Creating Civilised Streets is a very dated document and, in my opinion, superseded by various other design led documents including manual for Streets 2.

AONBs are now 'National Landscapes'. The terminology needs to be updated.

It would be more appropriate to refer to the 'Neighbourhood Plan Area' (instead of Neighbourhood area) throughout as this would be consistent with the terminology and make it clearer what area the code covers.

The example at figure 28 does not appear to be reflective of the existing character and form of settlements and implies that new houses can be shoehorned into tight sites. This figure should be reconsidered and redesigned to reflect the context. It would be appropriate to include more than one example to reflect different circumstances.

Solar panels (pg. 28) are in principle supported and there are Councillors who are very keen to encourage provision. It is suggested that the bullet point relating to solar panels is more positively worded. There is no reason why solar panels cannot be successfully incorporated into new designs and in many cases they are considered appropriate on existing properties.

Even poor-quality hedgerows and trees can have a positive visual impact. The way the first paragraph on page 30 is worded it reads as though removal of anything other than good quality trees and hedgerows would be acceptable. It would be more appropriate to encourage retention and enhancement of all trees/hedgerows whilst acknowledging that there may need to be replacements.

Figure 39 raises similar concerns to figure 28.

While the density of existing buildings may be low, this is not an efficient use of land and contrary in principle of the aims of the NPPF and local plan policy. It is the built form which needs to be

reflective of existing built form rather than the number of dwellings per hectare. For example, a building of a similar scale to an existing large house, may accommodate 2 or 3 smaller dwellings and be appropriate to the context. It is recommended that the section on density is revisited.

Finally, the Design Code focuses on traditional form and materials which may be to the detriment of innovative sustainable design. To be consistent with the Council's Declaration of a Climate Emergency and the Climate Emergency Review of the Local Plan, it is recommended that the Design Code is revised to take account of and encourage highly sustainable layout and design. Recognition of the importance of orientation, roof design, solar gain/shading, materials, energy efficiency and renewables in the design and layout would reflect the aims of the Council and local plan policies.

Appendix 6: Publicity for Informal Consultation on Emerging Draft Plan, October 2024

Screenshots of Parish Council website

Promoting the rural communities and landscape of the historic parish of Scotforth. 01524 64908 | scotforthparishcouncil@gmail.com

SCOTFORTH PARISH COUNCIL

About News Neighbourhood Plan Planning Meetings Accounts & Reports Contact Us

Phase 3 - Draft Neighbourhood Development Plan

The Scotforth Neighbourhood Development Plan

Informal Consultation on the Draft Neighbourhood Development Plan

- Information about the Informal Consultation (pdf)
- Complete the Online Consultation Form
- Download a Response Form (pdf format)
- Download a Response Form (MS Word format)

Draft Neighbourhood Development Plan for Informal Consultation

September 2024

- View the Draft Neighbourhood Development Plan (pdf)

Landscape Character Assessment and Evidence Base to inform Area of Separation

September 2024

- View the Landscape Character Assessment and Evidence Base Document (pdf)

Design Guide and Codes

September 2024

- View the Design Guide and Codes Document (pdf)

Accessibility, Health and Wellbeing Report - Part 1

August 2024

- View the Accessibility, Health & Wellbeing Report - Part 1 (pdf)

Accessibility, Health and Wellbeing Report - Part 2

September 2024

- View the Accessibility, Health & Wellbeing Report - Part 2 (pdf)

Drainage Conditions Report

March 2024

- View the Drainage Conditions Report (pdf)

Navigation

- NDP Overview
- Phase 1 - Designation
- Phase 2 - Issues & Options Informal Consultation
- Phase 3 - Draft Neighbourhood Development Plan


Trees, Woodlands and Hedges Report

August 2024

[View the Trees, Woodlands and Hedges Report \(pdf\)](#)



Copy of Parish Council Newsletter Delivered to all Local Households

<p>Scotforth Parish Council Newsletter – Autumn 2024</p>	 <p>SCOTFORTH PARISH COUNCIL</p>
<p>The Parish Council has been very busy on a range of activities as illustrated in the articles in this newsletter. We hope you find it informative and in particular we highlight your opportunity to comment on the emerging Scotforth Rural Neighbourhood Development Plan, which will significantly influence development over the next decade. Enjoy the read!</p> <p>Paul Holland, Chair of Parish Council</p>	
<p>Neighbourhood Development Plan issued for informal consultation</p> <p>The First Draft Plan of the Neighbourhood Development Plan (NDP) has been prepared by a steering group of parish councillors and residents supported by planning consultants and with guidance and advice from Lancaster City Council’s planning officers.</p> <p>Before embarking on the formal six week ‘Regulation 14’ consultation, the Parish Council has chosen to publish this emerging draft version of the plan for informal consultation in order to invite comments which would help to make the document clearer about what is expected of planning proposals and why. There is also an opportunity to comment on whether you support or object to proposed policies.</p> <p>The draft plan includes policies for new developments to respect the landscape, hedgerows, trees, woodland and local character, with an Area of Separation for Bailrigg Village and development in Burrow Heights ward limited to small scale infilling. In addition, there is a Design Code for new houses together with policies on flooding risk and sustainable design to support climate change resilience, and an aspirational plan for improvements to footpaths and reducing speeds on our rural lanes to encourage more walking, cycling and horse riding.</p> <p>The NDP and supporting evidence is on the parish council website together with a simple response form. If you require a paper version then please contact the Parish Clerk. Please provide your feedback by 31st October. Your views are important.</p> <p>A Final Draft Plan, which will incorporate feedback, will then be published for the formal “Regulation 14” consultation in late 2024 / early 2025 before submission to Lancaster City Council and an Independent Examiner.</p>	
<p>Who’s who?</p> <p>Your parish councillors are Paul Holland, Sue Aspinall, Mike Hardy and Andy Compton.</p> <p>The NDP Steering Group also includes Peter Cheason, Jonathan Passmore & Paul Tynan</p> <p>Your Parish Clerk is Derek Whiteway who can be contacted by email on scotforthparishcouncil@gmail.com, by phone on 01524 64908, or via the contact form on our website www.scotforthparishcouncil.org.uk</p>	<p>Next parish councillor could be you!</p> <p>We have a vacancy for anyone who has a passion for protecting and enhancing our area and representing the community. If you are interested, then please contact our Parish Clerk.</p> <p>Our thanks to Jasmine Couchman who represented the students at Bailrigg Student Living and who has now gone to Coventry to be a graduate planning officer.</p>

<p><u>Community benefits secured from solar farms</u></p> <p>Two solar farms are to be built in the parish, one at Hazelrigg Lane and the other at Burrow Beck. The Parish Council has lobbied to secure screening and some form of community benefit and we are pleased that the University has agreed to provide a concessionary footpath along the River Condor and a bridleway parallel to Hazelrigg Lane which will allow walkers and horse riders to avoid that busy lane. In addition, Lancaster City Council has agreed to make improvements to the cycleway junction with Bailrigg Lane and an extra passing place as part of their Burrow Beck scheme.</p>	<p><u>Gladman Appeal starts 15th October</u></p> <p>Gladman’s appeal against the refusal of planning permission for 644 houses at Bailrigg will be considered by an 8 day public inquiry. The Parish Council has objected to various aspects of this scheme and will be attending the inquiry to present these objections.</p>
<p><u>New Notice Board on Little Fell Lane</u></p> <p>This autumn, a new notice board and litter bin will be installed beside the bench near the water works on Little Fell Lane, thanks to funding from the University’s Wind Turbine Fund. The notice board provides an alternative to the parish website and will contain agendas, notices and news. If there are notices you wish to put on any of the notice boards (including those on Burrow Road and Bailrigg Lane) then please contact the Parish Clerk.</p>	<p><u>District Local Plan Review</u></p> <p>Following the cancellation of the link road from Junction 33, the garden village was shelved, but that left the district Local Plan with an allocation of 3,500 houses in South Lancaster that it cannot deliver. The City Council has therefore started consulting on a brand new Local Plan for the whole district with some of the main questions being where to build 698 houses every year and what infrastructure (schools, health, roads, shops, greenspace, cycleways etc.) can be realistically delivered. The Parish Council is being consulted and our response is being guided by the emerging Scotforth Rural Neighbourhood Development Plan.</p>
<p><u>Parish Boundaries</u></p> <p>Scotforth Parish Council actually only includes the rural areas of the historic parish of Scotforth and none of the Lancaster suburb named Scotforth!</p> <p>The Parish Council area includes the hamlets of Bailrigg and Burrow Heights, the area east of the M6 as far as the River Condor, 29 houses at the Hala Carr Farm development where the historic parish boundary ran through the fields west of the M6 and Bailrigg Student Living (former Filterhouse)</p> <p>A map of the Parish is on the website.</p>	<p><u>2023/24 Annual Report and Accounts</u></p> <p>The annual report and accounts are on the website. We secured grants to cover most of the cost of the NDP, PROW footpath maintenance and biodiversity projects. The Precept for 2024/25 was set at £19.82 for a Band D property, which is one of the lowest in the district.</p>

Copy of Notice on Parish Council Notice Boards and Website**Informal Consultation on Draft Neighbourhood Development Plan**

Before embarking on the formal six week 'Regulation 14' consultation, the Parish Council has chosen to publish this emerging draft version of the plan for informal consultation in order to invite comments which would help to make the document clearer about what is expected of planning proposals and why. We would particularly welcome comments about the following:

1. Are each of the draft policies clear? Are any elements ambiguous or could they be made clearer? - If so, what?
2. Are the justifications for each draft policy clear? Are any elements ambiguous or could they be made clearer? - If so, what?
3. Are there any areas where more evidence or justification is needed to support a draft policy?
4. Do any of the draft policies conflict with the adopted Lancaster Local Plan or the National Planning Policy Framework?
5. Overall, do you support the approach in the Neighbourhood Plan or are there is anything you object to (taking into account the justification set out on the supporting text and the background technical documents prepared to support the evidence base)?

How to respond

- 1) by completing the [Online Consultation Form](#)
- 2) by downloading and completing a Response Form and emailing it to scotforthparishcouncil@email.com
- 3) by downloading and completing a Response Form and posting it to:
Mr Derek Whiteway, Clerk to Scotforth Parish Council
122 North Wing, The Residence
Kershaw Drive
Lancaster LA1 3TF

Thank you for your time and interest.

Hard Copy of Questionnaire



Informal Consultation on Draft Neighbourhood Development Plan

Before embarking on the formal six week 'Regulation 14' consultation, the Parish Council has chosen to publish this emerging draft version of the plan for informal consultation in order to invite comments which would help to make the document clearer about what is expected of planning proposals and why. We would particularly welcome comments about the following:

- 1. Are each of the draft policies clear? Are any elements ambiguous or could they be made clearer? - If so, what?**

- 2. Are the justifications for each draft policy clear? Are any elements ambiguous or could they be made clearer? - If so, what?**

- 3. Are there any areas where more evidence or justification is needed to support a draft policy?**

4. Do any of the draft policies conflict with the adopted Lancaster Local Plan or the National Planning Policy Framework?

5. Overall, do you support the approach in the Neighbourhood Plan or are there is anything you object to (taking into account the justification set out on the supporting text and the background technical documents prepared to support the evidence base)?

About Yourself

Do you live in (please delete or tick as appropriate):

- Burrow Heights Parish Ward (i.e. west of A6)
- University Parish Ward (i.e. Filterhouse / Bailrigg Student Living)
- Scotforth Parish Ward – Hala Carr Farm estate
- Scotforth Parish Ward – Bailrigg Village
- Scotforth Parish Ward – East of M6
- Outside of Scotforth Civil Parish.

Are you:

- A householder
- A landowner

If you wish to discuss any of your comments further with the Steering Group then please provide contact details below:

Your name:	
Your email address:	
Your phone number (optional):	

Thank you for taking the time to consider the Draft Scotforth Rural Neighbourhood Plan. Your responses and comments are important.

Please submit all comments by 31st October 2024.

How to return this form

- 1) by email to scotforthparishcouncil@gmail.com
- 2) by post to:
 Mr Derek Whiteway, Clerk to Scotforth Parish Council
 122 North Wing, The Residence
 Kershaw Drive
 Lancaster LA1 3TF

Appendix 7: Informal Consultation with Local Landowners

Copy of Letter to Landowners



Invitation to Landowners Forum in Scotforth Civil Parish 25th October 2024

As you are aware from the Parish Newsletter and website the draft Scotforth Rural Neighbourhood Plan is has been published for informal consultation during October.

The draft plan includes policies for new developments to respect the landscape, hedgerows, trees, woodland and local character, with an Area of Separation for Bailrigg Village and development in Burrow Heights ward limited to small scale infilling. In addition, there is a Design Code for new houses together with policies on flooding risk and sustainable design to support climate change resilience, and an aspirational plan for improvements to footpaths and reducing speeds on our rural lanes to encourage more walking, cycling and horse riding.

The NDP and supporting evidence is on the parish council website (www.scotforthparishcouncil.org.uk) together with a simple response form.

However, we appreciate that the landowners in the parish may have a particular interest in the NDP as it may influence the scope of future development proposals, and therefore we have arranged for a meeting just for landowners or their agents to discuss the NDP. The meeting will be on Friday 25th October 2024 10:00-12:00 at St Paul's parish hall on Scotforth Road, LA1 4ST.

Please notify the Parish Clerk on scotforthparishcouncil@gmail.com if you intend to attend. We would be grateful if you would advise any individual landowners you may represent of this meeting, in case they also wish to attend.

Please note that we are asking for feedback by 31st October, so that we can incorporate feedback into a Final Draft Plan, which will then be published for the formal "Regulation 14" consultation in late 2024 / early 2025, before submission to Lancaster City Council and an Independent Examiner.

Thank you

Copy of Presentation Slides

Scotforth Rural Neighbourhood Plan

Informal Consultation on Draft Plan – October 2024

SCOTFORTH PARISH COUNCIL



What is a Neighbourhood Plan (NDP)

- Introduced by Localism Act 2011
- Sets planning policies that have statutory power
- Expresses other local ambitions for Parish Council to pursue

SCOTFORTH PARISH COUNCIL



Local Planning Framework

- Local Plan (LP) sets strategic plans and policies and allocates land for development and greenspaces
- South Lancaster Area Action Plan (AAP) more detailed but now suspended
- Neighbourhood Plan (NDP) sets local policies, priorities and ambitions
- NDP must not conflict with LP and AAP, cannot stop development, but shape it

SCOTFORTH PARISH COUNCIL



Why make Neighbourhood Plan (NDP)?

- Local Plan (LP) and AAP mainly focused on major housing (garden village etc.)
- NDP will fill some gaps left by suspended AAP
- Addresses needs of existing community
- Integrates new developments into local rural community



Neighbourhood Plan stages

- Designation of Parish for NDP - Done
- Informal Issues & Options Consultation - Done
- Research, evidence, formulation - Done
- Informal consultation mainly focused on clarity of the Draft NDP
- Formal Regulation 14 consultation
- Examination and Referendum



Issues & Options Consultation (Apr-July 2023)

- Residents generally supported development of policies for preservation of rural character including areas of separation
- Developers generally supported sustainable development with perception of separation
- The AAP has been suspended since the consultation closed
- Policy themes agreed with Lancaster Council



Emerging Draft NDP – Policy Themes

- SR1 - Bailrigg Village Area of Separation and Development Boundary
- SR2 - Landscape Character
- SR3 - Hedgerows, Trees and Woodland
- SR4 - Responding to Local Character
- SR5 – Small Scale Development in Burrow Heights and Lower Burrow Local Character Area
- SR6 – Sustainable Design
- SR7 - Reducing Flood Risk and Improving Drainage
- SR8 - Walking, Cycling and Horse-Riding

SCOTFORTH PARISH COUNCIL



Informal Consultation on Draft NDP

1. Are each of the draft policies clear? Are any elements ambiguous or could they be made clearer? - If so, what?
2. Are the justifications for each draft policy clear? Are any elements ambiguous or could they be made clearer? - If so, what?
3. Are there any areas where more evidence or justification is needed to support a draft policy?
4. Do any of the draft policies conflict with the adopted Lancaster Local Plan or the National Planning Policy Framework?
5. Overall, do you support the approach in the Neighbourhood Plan or are there is anything you object to?

SCOTFORTH PARISH COUNCIL



SR1 - Bailrigg Village Area of Separation and Development Boundary

Area of Separation (AoS) based on landscape and heritage character and flood risk

Multiple use of AoS greenspace

Development restricted to infilling along Bailrigg Lane



SCOTFORTH PARISH COUNCIL



SR2 - Landscape Character

Developments should respect the local landscape character of the relevant character area

Conserve and enhance those landscape features which make a positive contribution to local character

Be in accordance with Scotforth Neighbourhood Plan **Design Guide and Code**

SCOTFORTH PARISH COUNCIL



SR3 - Hedgerows, Trees and Woodland

Development proposals that impact on trees, hedges and hedgerows will be expected to adhere to eight principles, including planting 3 trees for every 1 removed

Wherever possible plant new trees and woodland to enhance biodiversity and contribute to improved water management and reduced flood

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SR4 - Responding to Local Character

High quality and sensitive designs which respond positively to the local context and character

Design principles in Part 3.1 of Design Guide and Codes

Design Codes for small scale housing development in Part 3.2

“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”

SCOTFORTH PARISH COUNCIL



SR5 – Small Scale Development in Burrow Heights and Lower Burrow Local Character Area

Context: Garden Village not expected to go ahead in revised Local Plan and expected development will comprise small scale infill and rounding off

Must respect the setting and form of existing traditional buildings, including a linear pattern of existing roadside housing along rural lanes and clustered forms of traditional farmsteads and agricultural buildings

“Development must also respect the distinctive landscape form of Burrow Heights drumlin. Built form on the drumlin top should be avoided to protect its profile and form as a significant local landscape feature”

SCOTFORTH PARISH COUNCIL



SR6 – Sustainable Design

Part 3.4 Design Code (Innovative Sustainable Design) applies

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

“Wherever possible major developments will be expected to support improvements in local community infrastructure and facilities, including for adjacent settlements”

SCOTFORTH PARISH COUNCIL



SR7 - Reducing Flood Risk and Improving Drainage

Design to reduce the consequences of flooding and to facilitate recovery from the effects of flooding

Proposals must not exacerbate existing, recent and historical drainage and flooding problems in the area and where possible, should provide a betterment informed by local consultation

Planting schemes should include species which are resilient to periods of intense heat and drought, and which do not need frequent watering

SCOTFORTH PARISH COUNCIL



SR8 - Walking, Cycling and Horse-Riding

Context: Vision for improvements to footpaths, cycling and road safety will guide engagement with County Council and developers

Promote new cycle lanes, footpaths and linkages to bus routes.

Increase connectivity between existing PROW and cycle routes

Support local traffic calming measures

Accessibility design principles are set out in the report Promoting Accessibility, Health and Wellbeing



Getting Involved in Informal Consultation

- Draft NDP and supporting documents on website www.scotforthparishcouncil.org.uk
- Simple online response form on website
- Email or write to scotforthparishcouncil@gmail.com
- Respond by 31st October 2024



Scotforth Rural Neighbourhood Plan

- Thank you
- Any Questions?



Minutes of the Landowners' Meeting

Minutes of Meeting between Scotforth Parish Council NDP Steering Group and Landowners. St Paul's Church Hall Friday 25 October 10.00 hrs-12 noon.

In attendance

Steering Group- Paul Holland, Andy Compton, Jonathan Passmore, Peter Cheason

Landowners- Christine Farrington, Leonard Rogerson, Andrew Wilson.

Planning Consultant- Louise Kirkup

PH welcomed all to the meeting and outlined its purpose in clarifying and eliciting comments upon the circulated draft NDP.

He then presented his PowerPoint slide sequence during which the following points were made.

CF expressed concern over the AoS around Bailrigg village as it would create pockets of land which would no longer be economically viable to farm yet still generate costs relating to insurance, environmental regulation and maintenance to be borne by the landowner, and additionally there would be access issues and greater difficulty in selling. These concerns were endorsed by LR. JP responded that the economic viability of land does not change because development is restricted in an area of separation but merely that it cannot gain value through development, and that landowners could continue with existing uses or adopt alternative acceptable uses or simply dispose of the land. Discussion broadened to the issue of who maintains the non developed land and environment (eg hedgerows) which are part of development proposals, and it was clarified that these responsibilities lie with the landowner

LK encouraged CF to make her case in a response to the various consultation stages (current informal consultation , formal Regulation 14 consultation, LCC Planning Department consultation) and suggested any revision of the AoS should be illustrated by redrawing boundaries on a map.

PH and LK explained that AoS were not included in the NDP for the other smaller settlements in Burrow Heights ward including Burrow Heights and Lower Burrow because LCC had suspended the garden village and started a new Local Plan on that basis. Even though the current Local Plan designated this area as being within the South Lancaster Broad Location for Growth including development of Bailrigg Garden Village, from which separation would have been desirable, LCC have stated that it will not proceed, due to the broader limitations in infrastructure particularly the road network, and therefore an AoS is irrelevant, although small scale(1-2's) would be permitted

There was some discussion about the proposed solar farm close to Bailrigg village.

All the landowners expressed concerns regarding the lack of health and educational facilities in South Lancaster given existing plans (Gladman, Northstone) and in the event of further house building taking place.

AW and LR also highlighted drainage issues and were supportive of the requirement for development to address and ameliorate existing flood risk where reasonable and economic to do so. AC cited potential cases in Burrow Heights ward.

AW expressed concerns about extensions to and upgrading of the footpath network that may add to conflicts between footpath users and the farming community which appeared to be on the increase. PH responded that although PROWs are a County matter, local/Parish Council initiatives could highlight to walkers the need to keep to paths, take litter home and not disturb livestock.

All present were encouraged to respond to the invitation to comment on the draft NDP by 31 October.

The meeting closed at 12.10 hrs

The content of the PowerPoint presentation can be viewed here:

<https://scotforthparishcouncil.org.uk/wp-content/uploads/2024/10/24-10-25-Presentation-for-Landowners-Forum.pdf>

The NDP draft referred to can be viewed here

<https://scotforthparishcouncil.org.uk/wp-content/uploads/2024/09/24-09-30-Draft-NDP-v8-min.pdf>

Appendix 8: Copy of Lancaster City Council's Comments

Scotforth Rural Draft Neighbourhood Plan (First Draft Plan v8 September 2024

Lancaster City Council Response

28th October 2024

The council welcome the opportunity to provide comments and input into the preparation of the Scotforth Rural Neighbourhood Development Plan (the Plan). The comments provided in this response are informal officer opinions and without prejudice. They are intended to support the Parish Council in producing a robust plan, which will meet the basic conditions for neighbourhood planning in accordance with national and local policies. A formal council response will be provided at the Regulation 16 stage prior to submission of the Plan for examination.

On the whole the Plan provides a positive approach. The changes from previous drafts have been noted and the way in which they address the comments made at an earlier stage is welcomed. There are few remaining matters which require attention.

Chapter 2: Introduction and Background

Planning documents benefit from being as succinct as possible. Much of the introduction relating to the preparation and consultation would be more appropriate to include within the Consultation Statement required with the submission of the plan.

Chapter 4: Draft Vision and Objectives

Visions usually provide a vision about the character of the Parish and how this may evolve. In this instance the Vision relates to the Plan and its policies and potentially misses an opportunity to set this out. The proposed vision to ensure the rural and heritage character and influence development is potentially a positive one but it is unclear what is meant by this. The first sentence also appears to concentrate on the settlements, rather than providing a vision of the whole of the Plan area. The second sentence would be more positive as a vision if it said what new development achieve. It would be worthwhile re-phrasing the vision express a future for the Parish.

Chapter 5: Planning Policies

Given the location in proximity to the Forest of Bowland National Landscape and functionally linked land, a policy on environmental designations / protection / enhancement will be needed. This omission is likely to be highlighted within the screening opinion and the responses from the statutory bodies. Both Aldcliffe with Stodday and Camforth's plans include policies which have been supported by the council, Natural England and Examiners. A similar policy is recommended.

Draft Policy SR1: Bailrigg Village Area of Separation and Development Boundary*Area of Separation*

The aims of the policy are supported and are considered to be in conformity with the Local Plan. However, concerns about the extent of the proposed Area of Separation, the lack of a clearly defined boundary and the evidence to support the Area of Separation remain. While the LCA assesses the character more evidence is needed to justify a designation and the designation as proposed. Further assessment of the landscape, using the principles of a Landscape and Visual Impact Assessment would be of benefit including what quality is the landscape (this may change across the area), further analysis of the landscape value and sensitivity, the visual importance and sensitivity are the susceptibility to change.

The Burrow Beck Solar Farm has now been granted planning permission. The wording of the policy should be amended to reflect the permission granted for the solar farm. Further wording or amendment may also be necessary, depending on the outcome of the Gladman appeal, the Inspectors assessment of the landscape and the reasoning behind the decision.

Development Boundary

The proposed Development Boundary (the last paragraph of the policy) addresses a different matter to the Area of Separation. The Area of Separation seeks to curtail development whereas the Development Boundary section seeks to allow development within a specified area subject to criteria. It is recommended that the Development Boundary section is placed into its own defined policy.

It is also recommended that an explanation is included to explain what is meant by proven local needs and how this should be evidenced by applicants. Is it intended to meet Parish needs, nearby settlements such as Galgate or south Lancaster? Will a local housing needs assessment be required or should it use parish level or other needs data needs identified in a future Strategic Housing Market Assessment?

As the area within the proposed Development Boundary includes Listed Buildings and Non-Designated Heritage Assets, it is recommended that the policy includes a section in relation to the heritage assets, their significance and character and new development.

Background Text

While the Garden Village proposals and the Area Action Plan are not proceeding, it does not mean that the Local Plan policies no longer apply. It is recommended that the following sentences are removed from paragraph 11:

'It would not be appropriate to identify Areas of Separation around these settlements because the Garden Village proposal has been withdrawn and Local Plan policies relating to that proposal no longer apply. The area is located within the Lancaster South Broad Location of Growth.'

It is also recommended that 'major' is omitted from the last sentence of paragraph 11 as the character will be consideration for all development.

Draft Policy SR3: Hedgerows, Trees and Woodland

Even poor-quality hedgerows and trees can have a positive visual and biodiversity impact. Quality can sometimes be improved with maintenance and/or additional planting. It would be more appropriate to encourage retention and enhancement of all trees/hedgerows whilst acknowledging that there may need to be additional planting, replanting and replacements.

Bullet point 4 could be read that 4 trees will suffice for a large development. It is recommended that the bullet point is expanded upon to refer to a scale or development where 3 trees would be expected and this minimum should increase proportionate to the size of the development.

Tree and woodland planting have a significantly increased benefit where they expand existing woodland, corridors and chains. The Green and Blue Infrastructure Strategy identifies opportunities for this. It is recommended that this is expanded upon in the last paragraph of the policy. It would also be worthwhile highlighting the Green and Blue Infrastructure Strategy as a source of information about trees/hedgerows and opportunities for enhancement.

Draft Policy SR4: Responding to Local Character

It is recommended that the policy explicitly says that the Neighbourhood Plan adopts the Scotforth Rural Neighbourhood Plan Design Guide and Codes.

The policy refers to the codes set out in Part 3.2 but they are within 3.3.

Draft Policy SR5: Small Scale Development in Burrow Heights and Lower Burrow Local Character Area

It is recommended that the policy references local need in a similar way to the Development Boundary policy for Bailrigg Village together with the suggested additions to that policy.

As the area includes a Listed Building, it is recommended that the policy includes a section in relation to the heritage assets, their significance and character and new development.

For ease of use, this policy would be better placed next to the policy relating to the Development Boundary for Bailrigg Village.

Draft Policy SR6: Sustainable Design

The sustainability standards relating to climate change and environmental sustainability may change as part of the current Local Plan review and the National Model Design Code doesn't set out standards. It is recommended that footnote ² is omitted from the policy.

Comments on the proposed Design Code are included at the end of this response. There are some questions over the effectiveness of the design code in relation to some of the areas relating to sustainable design, in particular the way in which parts are drafted.

Policy SR7: Reducing Flood Risk and Improving Drainage

It is recommended that paragraph 2 is amended to remove the words, 'informed by local consultation' and the following are added, 'to reduce flood risk'. Local opinions may be subjective and consultation can vary in terms of quality. As this is a technical matter, it should be informed by evidence at application stage.

Drought resistant plants are not always appropriate such as in areas that flood, during times of heavy rain and when land is waterlogged. Planting should be tailored to the local circumstances and water

loving plants can help mitigate flood risk. It is recommended that the last paragraph is amended to reflect this.

Draft Policy SR8: Walking, Cycling and Horse Riding

Schemes where there would be an unacceptable impact on highway safety will not usually be permitted. The aim behind the section of the policy is supported but it is recommended that it is reworded.

New foot and cycle paths are expected to be safe, direct and accessible and standards to achieve this are set out in the LTN120. It is recommended an expectation that these standards are met is included within the last paragraph.

Neither Map 5 or 6 show the existing cycle routes which are a key part of the sustainable travel system. The accuracy of the plans is also questionable. The cycle paths should be added and either the accuracy of the markings on the maps improved or they should be labelled as indicative.

The LCWIP and the Climate Emergency Local Plan refer to and identify strategic cycling and walking improvements including along the A6. There is also aspiration to improve cycle accessibility between the University north through Hala. It is recommended that these are added to the maps.

Appendix 4: Scotforth Rural Neighbourhood Plan Design Code

It is assumed that the Appendix is intended to highlight the codes within the main Design Code document. However, the Appendix does not explain this is the intention. It is recommended that some context is provided at the beginning of the Appendix to explain that the Neighbourhood Plan adopts the Design Code for use in decision making, that the Appendix provides the codes and that applicants/developers should refer to the Design Code for the background, area analysis and detail and that the appendix specifies the codes to be used.

Monitoring Methodology

A monitoring methodology is essential to ensure that the plan can be monitored and reviewed when necessary. This will be required for the Plan to be consistent with the basic conditions.

Strategic Environmental Assessment (SEA) and Habitats Regulation Assessment (HRA)

SEA and HRA screenings are required to be carried out for the Plan in consultation with Natural England, the Environment Agency and Historic England. As the Plan currently lacks an overarching environment/biodiversity policy, reference to heritage in policies supporting development and monitoring methodology, this will be highlighted in the screenings raising concerns that further work may be required. It is also likely that without these being addressed, the statutory bodies will raise concerns or objections.

The screenings have not yet been drafted given the issues expected to arise from these omissions. It is recommended that this is rectified and a revised Plan which addresses these issues is provided to the council to carryout screenings before the Plan proceeds to Regulation 14.

General Comments

The background text should relate to the proposed policies. There is no need explain previous iterations of the policies, consultations or include significant portions of the evidence. Sections of the background text would be better located within Consultation Statement and simply referring to the relevant paragraphs of evidence or other documents will usually suffice.

loving plants can help mitigate flood risk. It is recommended that the last paragraph is amended to reflect this.

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General Comments

The background text should relate to the proposed policies. There is no need explain previous iterations of the policies, consultations or include significant portions of the evidence. Sections of the background text would be better located within Consultation Statement and simply referring to the relevant paragraphs of evidence or other documents will usually suffice.

Scotforth Rural Neighbourhood Plan Design Code

The additions which seek to better address climate change are appreciated but they do raise some questions.

Context response

While, figure F.28 better reflects the existing layout, it should be caveated that this relates to the built form rather than the number of dwellings. The same applies to figure F.39.

Resilience to Climate Change

It is unlikely that development would support future planting for sustainable materials given the scale it would be needed to address biodiversity net gain, habitats enhancement and amenity. Planting trees for fuel would not be supported as this would lead to their loss adversely affecting biodiversity and amenity and negating the carbon capture. It is recommended that reference to fuel and building materials is removed and this is replaced with reference to biodiversity and amenity.

Policies in the Plan expect tree planting for all scales, bullet point 2 refers only to major development. It is recommended that this is revised to be consistent with the Plan.

Are the properties at Figure 44 built to enhanced energy efficiency standards beyond Building Regulations or the proposed requirements of the CELPR? They would need to meet enhanced criteria for a photograph to be appropriate in this section.

Assessing Alternative Energy Sources and Electric Vehicle charging

The wording simply highlights considerations/issues/challenges rather than providing a code. To form part of a code, the wording should set out how such issues/challenges must/should be dealt with. It is recommended that the sections are rephased.

Energy efficiency measures towards Net-Zero carbon

The emerging Future Homes Standard is not considered to be principally a fabric first approach as it is expected to include limited improvement to insulation requirements and energy conservation. The Climate Emergency Local Plan proposals go further and faster than the Future Homes Standard to require a fabric first approach and meet net zero earlier. It is recommended that, 'in line with the governments Future Homes Standard' is omitted so it is not contradictory to the CELPR policies.

Appendix 9: Copy of Gladman Response



Gladman House
Alexandria Way
Congleton
CW12 1LB

Derek Whiteway
Parish Clerk
Scotforth Parish Council
122 North Wing, The Residence
Kershaw Drive
Lancaster
LA1 3TF

Sent via email to scotforthparishcouncil@gmail.com

28th October 2024

Dear Mr Whiteway,

Re: Scotforth Neighbourhood Plan – Draft Neighbourhood Development Plan

This letter is provided in response to the above consultation and provides Gladman Developments' (Gladman) representations on the Scotforth Rural Neighbourhood Plan (SRNP) Draft consultation.

Gladman specialise in the promotion of strategic land for residential development and associated community infrastructure. Our interaction with the planning system across the country has provided us with an in-depth understanding of the plan-making process and what is required to produce sound Development Plan Documents, including Neighbourhood Development Plans.

As Scotforth Parish Council (SPC) are aware, Gladman are currently in the process of promoting a planning application at Land off Bailrigg Lane, Lancaster, with part of the site falling within the SPC area. Our application seeks outline planning permission for up to 644 dwellings, together with a local centre (Use Class E) of no more than 280 sqm internal floorspace, a community hall (Use Class F2) of no more than 150 sqm internal floorspace, supporting green infrastructure, landscaping, and public open space, with all matters reserved saved for access.

Gladman note that the current informal SRNP consultation is preceding a future, formal Regulation 14 consultation that is scheduled to take place in winter 2024/spring 2025. In this regard, noting that this future consultation will provide the first formal opportunity to fully review the SPC's proposals and intended policies, through these comments we have noted some issues that we believe should be



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taken into account in SRNP's preparation, whilst reserving the right to comment on the Neighbourhood Plan's content and supporting evidence base in further detail at the Regulation 14 stage.

Legal Requirements

Before a Neighbourhood Plan can proceed to referendum it must be tested against a set of basic conditions set out in paragraph 8(2) of Schedule 4b of the Town and Country Planning Act 1990 (as amended). The basic conditions that the SNP must meet are as follows:

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

(d) The making of the order contributes to the achievement of sustainable development.

(e) The making of the order 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 does not breach, and is otherwise compatible with, EU obligations.

(g) The making of the neighbourhood plan does not breach the requirements of Chapter 8 of part 6 of the Conservation of Habitats and Species Regulations 2017.

National Planning Policy Framework & Planning Practice Guidance

The National Planning Policy Framework (the Framework) sets out the Government's planning policies for England and how these are expected to be applied. In doing so it sets out the requirements for the preparation of neighbourhood plans to be in conformity with the strategic priorities for the wider area and the role they play in delivering sustainable development to meet development needs.

At the heart of the Framework is a presumption in favour of sustainable development, which should be seen as a golden thread through plan-making and decision-taking. This means that plan makers should positively seek opportunities to meet the development needs of their area and Local Plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change. This requirement is also applicable to neighbourhood plans.

The Planning Practice Guidance (PPG) resource that accompanies the Framework makes clear that neighbourhood plans should conform to national policy requirements and take account of the most up-to-date evidence of housing needs in order to assist Lancaster City Council (LCC) in delivering sustainable development, thus delivering neighbourhood plan basic condition basic condition (d).

The application of the presumption in favour of sustainable development will have implications for how communities engage with neighbourhood planning. Paragraph 13 of the Framework makes clear that Qualifying Bodies preparing neighbourhood plans should develop plans that support strategic development needs set out in Local Plans, including policies for housing development and plan positively to support local development.

Paragraph 15 further makes clear that neighbourhood plans should set out a succinct and positive vision for the future of the area. A neighbourhood plan should provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency. Neighbourhood plans should seek to proactively drive and support sustainable economic development to deliver the homes, jobs and thriving local places that the country needs, whilst responding positively to the wider opportunities for growth.

Paragraph 29 of the Framework further outlines that a neighbourhood plan must be aligned with the strategic needs and priorities of the wider area and plan positively to support the delivery of sustainable growth opportunities.

Consistency with the wider Development Plan

As noted within the current SRNP consultation document, the Neighbourhood Plan is being prepared in the context of Lancaster City Council's (LCC) existing Development Plan, including the authority's Strategic Policies and Land Allocations (SPLA) DPD and accompanying Development Management (DM) DPD.

As outlined in the preceding section, it is important that the SRNP aligns with the strategic growth policies of the wider district. In this regard, SPLA Policy SG1 outlines LCC's approach to development within South Lancaster Broad Location for Growth, including the Bailrigg Garden Village. As this policy designation applies to parts of the Neighbourhood Plan area, it is important that this is recognised within the SRNP's policies, and these work to support Policy SG1's application.

Scotforth Rural Neighbourhood Plan – Policies and Proposals

Having regard to the above extracts from national planning policy and the Neighbourhood Plan basic conditions, Gladman wish to make the following observations on the SRNP's policies at the present time.

Draft Policy SR1: Bailriqa Village Area of Separation and Development Boundary

Draft Policy SR1 outlines how an Area of Separation (AoS) has been defined on the SRNP's Policies Map. This has been informed by the SNRP's 'Landscape Character Assessment and Evidence Base to define an Area of Separation in Scotforth' report, the draft policy outlines how 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.

As outlined in our July 2023 SRNP representations, this is a topic that has been touched on previously with the SPC in the context of our Bailrigg Lane application proposals. In this regard, our Bailrigg Lane proposals have evolved during the determination of our current planning application, with the areas of open space, landscaping and planting that would lie adjacent to Bailrigg Village being expanded and enhanced with further green infrastructure provision.

In this context and related to the Bailrigg Lane application proposals, Gladman are concerned that the proposed AoS goes beyond what is necessary to achieve appropriate separation between development within the Bailrigg Lane site and Bailrigg village. This is noting that Lancaster City Council were in agreement that this objective of SPLA Policy SG1 had been met when determining Gladman's application submission.

Other Draft SRNP Policies

Noting the status of the current SRNP consultation, at the present time we are reserving the right to comment on the remainder of the SRNP policies at the Regulation 14 consultation stage, when these have been further refined as relevant. This includes:

- Draft Policy SR2: Landscape Character - requires development proposals to respect the local landscape character of the character area in which it is located, drawing on the findings of the Landscape Character Assessment and Evidence Base to define an Area of Separation in Scotforth' report, and states proposals must be in accordance with the design codes for small scale housing development, as outlined in the 'Scotforth Neighbourhood Plan Design Guide and Codes'.
- Draft Policy SR3: Hedgerows, Trees and Woodland – sets out expectations in relation to the retention, protection and provision of trees and woodland in connection with development proposals. At this stage, it should be ensured that these requirements are proportionate and reasonable, noting that DM DPD Policy DM45: The Protection of Trees, Hedgerows and Woodland also covers this subject.
- Draft Policy SR4: Responding to Local Character – states that development proposals will be expected to demonstrate high quality and sensitive designs which respond positively to the local context and character of the SRNP area.
- Draft Policy SR6: Sustainable Design – outlines that development proposals will be expected to incorporate the most up-to-date national and LCC sustainability standards relating to climate change and environmental sustainability. At this stage, we would highlight that the SRNP's policies should not seek to replicate the existing requirements of national or local planning policy, noting the referencing to LCC's standards and those that apply at a national level.

- Draft Policy SR7: Reducing Flood Risk and Improving Drainage – states that all new development in the SRNP area will be flood and climate resilient, schemes will be expected to maximise the retention of surface water on site and minimise run-off, and sustainable design of buildings such as the use of green or living roofs will be supported. Again, similar to all policies in this section, we reserve the right to comment on this policy further once it has been fully readied for Regulation 14 consultation.
- Draft Policy SR8: Walking, Cycling and Horse Riding – outlines how major development proposals will be expected to promote active travel and sustainable modes of transport, take opportunities to enhance and link the existing Public Rights of Way (PRoW) network and cycle routes, and where there would be an unacceptable impact on highway safety, major proposals will be expected to support local traffic calming measures. We again reserve the right to comment on the finalised version of this draft policy at the Regulation 14 consultation stage, including supporting Map 5.

Gladman are grateful for the opportunity to comment on the SRNP Informal Issues and Options consultation, and we look forward to commenting on the Regulation 14 iteration of the Neighbourhood Plan, when the SPC's proposals have been further refined for formal engagement.

Should you wish to discuss any of the points raised in these representations further, please do not hesitate to contact me on the details provided below.

Yours sincerely



Ben Weedall
Gladman Developments
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Appendix 10: Copy of Report of Informal Consultation on Emerging Draft Plan, October 2024

Report and Analysis of Responses to Informal Consultation on the Draft Scotforth Rural Neighbourhood Development Plan – October 2024

The informal consultation was launched on 1st October 2024 to give residents and landowners the opportunity to comment upon the draft Scotforth Rural Neighbourhood Development Plan (SRNP), primarily to identify if any of the proposed policies and their associated justifications were ambiguous or insufficient or inconsistent with the Local Plan. A final question asked about whether the respondent supported the approach in the Neighbourhood Plan. For all questions, there was an opportunity to provide comments.

11 responses were received to the online questionnaire, all from householders. In addition, there were written responses from Lancaster City Council and Gladman Developments. An in-person forum was held for landowners on 25th October 2024 to which three landowners attended. The minutes of the meeting record comments made; attendees were also invited to submit comments via the online questionnaire or via email.

The content of this report is:

1. Results of the Questionnaire
2. Response of Developers
3. Response of Landowners
4. Response of Lancaster City Council
5. Next Steps

1. Results of the Questionnaire

11 responses were received, 5 from Bailrigg and 6 from Burrow Heights ward, compared to the total of 151 households on the electoral roll. There were no responses from Langthwaite residents (east of the M6), students at Bailrigg Student Living or Hala Carr estate. This pattern of responses is consistent with the responses to the Issues and Options consultation in May/June 2023 and perhaps indicates that the SRNP is addressing the concerns of Bailrigg and Burrow Heights residents and more engagement is needed with other groups in the parish.

Question	Yes	No	Comment
1. Are each of the draft policies clear?	10	1	91% positive
2. Are the justifications for each draft policy clear?	9	2	82% positive
3. Are there any areas where more evidence or justification is needed to support a draft policy?	4	7	64% positive
4. Do any of the draft policies conflict with the adopted Lancaster Local Plan or the	1	10	91% positive

National Planning Policy Framework?

5. Overall, do you support the approach in the Neighbourhood Plan

11

0

100% positive

Specific comments made are reported below alongside an initial response from the SRNP Steering Group

Comments Made

Steering Group Response

1. Are each of the draft policies clear? Are any elements ambiguous or could they be made clearer? - If so, what?

Objectives and policies are clear though noting (5.14) sets out the uses of the development boundary surrounding Bailrigg and includes allotments, small holdings, play parks and recreational facilities - these capture a more intensive and possibly intrusive use than say orchards, grazing and green infrastructure and therefore may not be seen in keeping with a development boundary.

The Local Plan requires retention of “openness and visual amenity” and avoidance of coalescence of settlements or loss of their distinctiveness. The default position is that the proposed areas of separation could continue in their current agricultural use, but we recognise that if they are not farmed then there is a range of potential (more intensive) uses which will still need to meet the above Local Plan requirement and running costs. It is noted that LCC did not object to Gladman’s proposals for allotments and play parks as part of a package including planting, SUDS and open areas. The SRNP policy must be a reasonable interpretation of the Local Plan policy, and we will look again at what is reasonable.

Does the Gladman appeal and the solar farm approval affect the area of separation around Bailrigg? What happens to Burrow Heights if the road to garden village gets fully funded?

The Burrow Beck Solar Farm is a temporary structure (for 25 years) and the ground underneath is largely grazed and still capable of being returned to greenspace. Consideration will be given to a special designation to ensure it reverts to an area of separation and not become a development zone when the solar farm expires. The appeals related to the two Gladman planning applications have been dismissed – see LCC Planning website ref 24/00019/REF for decision letter. It is noted that Gladman had proposed an area of separation but not to the extent proposed within the SRNP. The PC has decided to retain the existing area proposed in the NDP in the Reg 14 publication draft plan and will review this again at submission stage. Lancaster and Lancashire councils have cancelled the J33 connection road and therefore the garden village is not proceeding. Para 11 of section 6 of the development proposals come forward in the

future, then the settings of these small and distinctive settlements should be protected.” And this would become the basis for requiring appropriate areas of separation at the Burrow Heights Character Area at that time.

The overarching vision is that the rural heritage and attractive landscape of Scotforth Parish will be maintained.

"small scale infills and rounding off (typically ones and twos)" is vague and there is no guarantee that further building expansion will not take place by gradual creep

Lancaster policy SP2 states that “[Rural] villages are not considered to be sustainable locations for future development and should only support small-scale development where there is an evidenced local need to do so.” . “Infilling and Rounding Off” was a term used in previous policies and implies that development is restricted to within a settlement or at the immediate edge, but does not support expansion beyond settlement immediate edges existing at the time the SRNP is ‘made’. This has been agreed with LCC, who will be making decisions on planning applications.

Noted

Those elements that apply to Bailrigg Village appear to be clear; we haven't reviewed the other parts of the draft plan in detail

2. Are the justifications for each draft policy clear? Are any elements ambiguous or could they be made clearer? - If so, what?

Clarity about Bailrigg is very welcome but what would be the effect if Gladman get 1. Outline permission and 2. Reserved Matters permission

The Gladman outline planning application appeal was dismissed. The weight afforded to SRNP in planning decisions will increase as it proceeds through Regulation 14 and 16 consultations, examination and referendum.

Noted

The justifications for the draft policy as it relates to Bailrigg village are clear; we haven't reviewed the justifications for other parts in detail.

3. Are there any areas where more evidence or justification is needed to support a draft policy?

How can you justify the assumption that the garden village is not going ahead (and Burrow Heights hamlet protected) until the Local Plan is actually revised?

Technically, the current Local Plan still supports the garden village but LCC have suspended their AAP and commenced making a new Local Plan on the basis that realistically the garden village is not going ahead at the current time.

In relation to footpaths etc, there is a comment "None of the footpaths across the fields in the parish are classed as multiuse, 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 would be a need to re-route some of the footpaths within Bailrigg to achieve multiuse as defined here and we would welcome the opportunity to work towards this goal.

4. Do any of the draft policies conflict with the adopted Lancaster Local Plan or the National Planning Policy Framework?

yes - the plan is for excessive expansion, we support moderate expansion of housing, especially affordable housing, rather than 4 or 5 bedroom executive homes as the Lancaster plan proposed

Public Rights of Way (PROW) have to be accessible for walkers and free from obstructions but do not have to be of a particular surface or be accessible for wheelchairs or buggies. However, the SRNP vision is to improve accessibility for all through requiring new developments to consider enhancements to PROWs and/or provide new ones and for the PC to engage with landowners to make improvements to existing PROWs and work with Lancashire PROW team and any interested parties to deliver the vision.

The SRNP does not allocate land for development but does include a Design Code for small scale development for infilling and rounding off existing settlements. Whilst the Parish Council’s preference is for such small scale development (to meet local needs), we recognise that the Lancaster Local Plan does permit larger schemes within the South Lancaster Broad Location of Growth subject to 15 principles contained in its policy SG1. The SRNP cannot stop large development as it has to be in general conformity with higher level plans, but it does impose Design Principles and policies to respect the landscape and heritage of the parish.

5. Overall, do you support the approach in the Neighbourhood Plan

Provision of additional footpaths / bridleways could be more ambitious and allow greater access / amenity value from South Lancaster. Examples include a possible cycleway linking Cinder Lane Scotforth to Burrow Lane (which would provide an attractive route through to Galgate).

The SRNP does include an ambition for a cycleway bridge over Burrow Beck connecting the cycleway from Lawsons Bridge to Collingham Park with the cycleway from Bailrigg Student Living to Burrow Road - of course this requires funding and landowners agreement but is certainly ambitious as is the vision to pursue footpaths in the verges along Blea Tarn Road and Burrow Road.

Proposals have also been updated following comments from LCC to refer to the A6 and links to the university.

It is good that it is looking after the concerns and interests of local people but still recognising the wider district needs and Local Plan. People want certainty and local concerns recognised, and this Neighbourhood Plan helps.

An objective of the PC is to use the SRNP to add local detail to the higher level policies and provides an opportunity for local people to have their say in planning decisions.

Lack of clarity regarding the justifiable extent of areas of separation and who is responsible for any green or blue infrastructure which they may contain.

Para 6 of Section 6 of the SRNP provides the description of the boundary of the Area of Separation and the justification for each section of that boundary, and is a direct quotation of Para 5.13 of the Landscape Assessment Report. Appendix 2 provides detail of the development boundary including its justification.

Landowners retain responsibility for any green or blue infrastructure irrespective of whether it is within an area of separation or not.

The text has been updated and revised in the Reg 14 plan to provide more clarity.

So long as moderate and proportionate to the needs of the local community, and ensures alignment climate objectives to reduce risk of flooding and provision of local services. Notwithstanding minimising the traffic impact locally.

The SRNP is intended to focus on the needs and concerns of the local community and addressing causes and impact of climate change.

Overall, residents’ responses have come from areas of the parish under most threat from large scale development (garden village and Gladman) and that these responses are overwhelmingly supportive of the draft SRNP and, if anything, want the SRNP to go further to protect the identity and character of landscape and heritage of the area. Decisions for or against large scale developments, such as Gladman and the garden village, lie with Lancaster City Council (as the Local Planning Authority), but the SRNP aims to minimise impact on the existing communities if any development goes ahead.

2. Response of Developers

The only developer to respond was Gladman who “noted some issues that [they] believe should be taken into account in SRNP’s preparation, whilst reserving the right to comment on the Neighbourhood Plan’s content and supporting evidence base in further detail at the Regulation 14 stage”.

Below is a summary and key extracts from the Gladman letter.

Gladman Letter

Legal requirement to meet basic conditions set out in *paragraph 8(2) of Schedule 4b of the Town and Country Planning Act 1990 (as amended)*

Steering Group Response

The Parish Council have engaged Kirkwells Planning Consultants to guide the development of the NDP. Kirkwells have worked on many NDPs in Lancaster and beyond.

The Basic Conditions Statement which is one of the Submission documents will explain how the Plan meets the required basic conditions. The Examiner will determine this ultimately in the examination process.

Expectation that the National Planning Policy Framework & Planning Practice Guidance will be applied. In particular, that the NDP “should support strategic development needs set out in Local Plans” (NPPF Para 13), “support sustainable economic development to deliver the homes, jobs and thriving local places” (NPPF Para 15) and “must be aligned with the strategic needs and priorities of the wider area” (NPPF Para 29).

South Lancaster Broad Location for Growth, including the Bailrigg Garden Village designation applies to parts of the Neighbourhood Plan area, [and therefore] it is important that this is recognised within the SRNP’s policies, and these work to support Policy SG1’s application

SR1 - our Bailrigg Lane proposals have evolved during the determination of our current planning application, with the areas of open space, landscaping and planting that would lie adjacent to Bailrigg Village being expanded and enhanced with further green infrastructure provision.

Gladman are concerned that the proposed AoS goes beyond what is necessary to achieve appropriate separation between development within the Bailrigg Lane site and Bailrigg village. This is noting that Lancaster City Council were in agreement that this objective of SPLA Policy SG1 had been met when determining Gladman’s application submission.

SRNP has been prepared to be in general conformity with the adopted Local Plan and has regard to the NPPF.

Vision is being updated in the Reg 14 plan to be clearer that the SRNP supports both the rural heritage, landscape and existing communities as well as sustainable sympathetic development.

The Parish Council has consistently used the policy SG1 to assess planning applications and actively supported the development of the AAP. In the absence of the AAP, this SRNP will provide clarity regarding the Area of Separation for Bailrigg Village (SR1), a Design Code for development within existing settlements, notably around Burrow Heights Landscape Character Area (SR5) that support SG1.

The requirement for and inadequacy of the proposed area of separation (AoS) was highlighted by the PC to Gladman in September 2019. Since that time Gladman have proposed greenspace that coincides with part of the PC-proposed Area of Separation up to the power lines (which is welcomed) but the Gladman boundary east and south of Bailrigg is not appropriate and does not follow natural features and still proposes development that encroaches upon and overshadows the grade II listed Bailrigg Farmhouse. It is noted that Lancaster City Council refused the application on the grounds of Design including ‘sense of place’ and that the PC believe that its proposed Area of Separation based on landscape, heritage and drainage provides better ‘sense of place’ and distinct identities for both Bailrigg Village and any Gladman development in the surrounding farmland. The PC would however welcome any detailed justification from Gladman regarding the parcels of land where there is disagreement.

Note also that the SRNP will be amended prior to submission and will take into account the most up to date position at that time.

Noting the status of the current SRNP consultation, at the present time we are reserving the right to comment on the remainder of the SRNP policies at the Regulation 14 consultation stage, when these have been further refined as relevant.

Avoid replication of Local Plan and NPPF in SR3 Hedgerows, Trees and Woodland and in SR6 Sustainable Design

We recognise Gladman’s right to comment at the Regulation 14 stage. The purpose of the informal consultation was to give an opportunity for all interested parties to highlight areas of concern, or of support, so that they can be addressed early, enabling the Regulation 14 Draft NDP to be as succinct and clear as possible. Nevertheless, responses from all parties will be carefully considered following the formal consultation in 2025.

The Issues & Options consultation included Trees, Hedgerows, Woodland and Biodiversity and specifically invited readers to comment on whether the LP policy DM45 (climate change version) was adequate or whether the SRNP should have its own enhanced policy – the latter was overwhelmingly supported by respondents. SR3 is much more prescriptive than DM45 as well as mapping all arboricultural assets in the parish.

Policy SR6 supports LP policy DM60 regarding Sustainable Design. SR6 focuses on providing more detail relevant to the local area highlighting the Design Code, the need to reflect local character, the importance of orientation (that would have been included in the AAP) and addressing community sustainability.

Any apparent replication is merely to provide context for the SRNP policy, consistent with the aim that the Plan’s policies provide a higher level of local detail to the higher level planning framework provided by Lancaster City Council.

3. Response of Landowners

A meeting was arranged specifically for landowners on 25th October 2024. Invitations were hand delivered to all farmers and known developers received emailed invitations. Three landowners with extensive land at Lower Burrow, Burrow Heights and Bailrigg attended. Four Steering Group members and the Kirkwells planning consultant also attended.

The key points of the meeting are shown below

Landowners points

Expressed concern over the AoS around Bailrigg village as it would create pockets of land which would no longer be economically viable to farm yet still generate costs relating to insurance, environmental regulation and maintenance to be borne by the landowner,

Steering Group response

The proposed Area of Separation is intended to maintain a green ring of openness to protect the setting of Bailrigg Village and prevent encroachment by development. Landowners could continue with existing uses such as grazing or adopt alternative acceptable uses or simply dispose of the

<p>and additionally there would be access issues and greater difficulty in selling.</p>	<p>land. The development boundary includes allows for some small-scale appropriate development to meet local housing needs.</p>
<p>Who maintains the non developed land and environment (eg hedgerows) which are part of development proposal? What is proposed for garden village?</p>	<p>Landowners</p> <p>AoS were not included in the SRNP for the other smaller settlements in Burrow Heights ward including Burrow Heights and Lower Burrow because LCC had suspended the garden village and started a new Local Plan on that basis. Even though the current Local Plan designated this area as being within the South Lancaster Broad Location for Growth including development of Bailrigg Garden Village, from which separation would have been desirable, LCC have stated that it will not currently proceed, due to the broader limitations in infrastructure particularly the road network, and therefore an AoS is currently irrelevant, although small scale (1-2's) would be permitted.</p>
<p>Highlighted drainage issues and were supportive of the requirement for development to address and ameliorate existing flood risk where reasonable and economic to do so.</p>	<p>Policy SR7 to be clearer that “proposals must not exacerbate existing, recent and historical drainage and flooding problems in the area and where possible, should provide betterment to reduce flood risk”. Examples of potential betterment in Burrow Heights ward including Lower Burrow were provided.</p>
<p>Expressed concerns about extensions to and upgrading of the footpath network that may add to conflicts between footpath users and the farming community, which appeared to be on the increase.</p>	<p>Although PROWs are a County matter, local/Parish Council initiatives could highlight to walkers the need to keep to paths, take litter home and not disturb livestock. The PC will consider adding this to its local actions.</p>

4. Response of Lancaster City Council

Lancaster City Council have previously commented on sections of the earlier drafts of the NDP and have provided a comprehensive response on detailed points whilst their preamble states: “On the whole the Plan provides a positive approach. The changes from previous drafts have been noted and the way in which they address the comments made at an earlier stage is welcomed. There are few remaining matters which require attention.”. A full copy of the LCC letter is on the SRNP pages of the parish website.
The key comments are:

LCC Comment

Steering Group Response

Chapter 5: Given the location in proximity to the Forest of Bowland National Landscape and functionally linked land, a policy on environmental designations / protection / enhancement will be needed.

SR1: The aims of the policy are supported and are considered to be in conformity with the Local Plan. However, concerns about... the lack of a clearly defined boundary and the evidence to support the Area of Separation.

SR1 [impact of] permission granted for the Burrow Beck solar farm, [and] further wording or amendment may also be necessary, depending on the outcome of the Gladman appeal, the Inspectors assessment of the landscape and the reasoning behind the decision

SR1 & SR5: recommended that the policies includes a section in relation to the heritage assets, their significance and character and

Policy on environmental designations / protection / enhancement to be added. Similar policies in other NDPs in the district to be used as template. The additional policy will reference but not duplicate Local Plan policies, SP8, DM43 and DM44 and SRNP policies SR2 and SR3.

The Area of Separation outer boundary has been clearly defined in section 6, para 6 quoting para 5.13 of the report ‘Landscape Character Assessment and Evidence Base to define an Area of Separation in Scotforth’ and uses readily identifiable features of hedgerows and the powerlines. The inter boundary has also been clearly defined by the detailed description of the development boundary for Bailrigg in appendix 2 which again follows property boundaries or aligns with the rear boundary line of the gardens of adjacent houses.

The above mentioned report provides the landscape evidence whilst the Drainage Technical Note recommends against development within the Area and beyond. The above mentioned report also references the grade II listed farmhouse overlooked by the steep fields to the east.

Nevertheless, section 6 will be expanded to include further specific evidence of the drainage and heritage justifications and clarity of how the AoS follows the line of the power line towers.

The Burrow Beck Solar farm is a temporary installation that largely leaves the fields intact to be grazed. Whilst its 25 year life goes beyond the NDP there is potential for it to be developed thereafter and therefore it will be retained within the AoS with specific dispensation for its temporary structures. The Gladman appeal was dismissed. Whilst the inspector did consider that Gladman’s “proposed development provides an appropriate degree of separation to Bailrigg Village meeting the objectives of the [Local Plan policies SG1 and EN6]”, the SRNP will retain the area recommended in its Landscape Assessment for further consultation and examination.

SR1 has been amended.

LP policy SP2 specifies for Rural Villages (such as Bailrigg Village) that “these settlements will accommodate development

new development, [and also specify] how local [housing] needs are identified.

that meets evidenced local needs only.”. Proposals for development require evidence that parish residents within the locality of the development have been consulted about the type, design and mix of housing needs and that the proposals address those needs. The Parish Council will also expect consideration to be given to the Scotforth rural parish housing needs assessment of the Strategic Housing Market Assessment of the Local Plan.

A monitoring methodology is essential to ensure that the plan can be monitored and reviewed when necessary. This will be required for the Plan to be consistent with the basic conditions.

The policies have been amended in the Regulation 14 version, and policy SR5 has been renumbered as SR2.

General Comments: The background text should relate to the proposed policies. There is no need explain previous iterations of the policies, consultations or include significant portions of the evidence. Sections of the background text would be better located within Consultation Statement and simply referring to the relevant paragraphs of evidence or other documents will usually suffice.

Monitoring and Reporting section to be inserted as new section 11 adopting same structure as other NPs in the district.

The intention was for the draft SRNP to be a comprehensive document that enables the reader to understand why and how it has developed, what the policies are and their context and justification vis-à-vis the Local Plan and NPPF, and sufficient detail from supporting documents to have an overview of the evidence without having to simultaneously read across several documents. The comments are however accepted.

The sections referring to public consultation responses have been deleted and readers can see the full reports which are published on the website.

Consultation Statement will be prepared at Submission stage

5. Next Steps

The Steering Group will produce another draft of the SRNP, taking into consideration points made by all parties for Reg 14 consultation.

A copy of the updated Reg 14 version of the SRNP will be provided to Lancaster City Council in order that it can carry out the Strategic Environmental Assessment (SEA) and the Habitats Regulation Assessment (HRA) that are required before the Plan proceeds to Regulation 14 consultation.

The Consultation reports referring to the informal consultations will be published on the SRNP pages of the PC website and will accompany the Reg 14 consultation.

Appendix 11: Publicity for the Regulation 14 Public Consultation, February to March 2025

Copy of Summary / Overview for Local Residents

Scotforth Rural Neighbourhood Plan (SRNP) – An Overview

This overview of the SRNP provides a short summary. The full version of the Draft Plan and supporting documents will be on the Scotforth Parish Council website (<https://scotforthparishcouncil.org.uk>) from 17th February 2025. **Residents and interested parties are invited to comment using the online response form or in writing by 31st March 2025. There will be a public drop-in event at the University Health Innovation Campus on Friday 7th March 15:30-17:45.** In addition, Parish Councillors will be happy to answer questions (their contact details are on the website).


The SRNP supplements the district Local Plan and planning policies with enhanced and specific and greater detail, together with the requirements and ambition for the Parish. The aim is to protect and enhance the largely rural nature of the parish. Its policies will have the same weight as Lancaster City Council’s planning policies when decisions about planning applications are made.

The SRNP consists of policies (numbered SR1-9) setting out:

- (a) Local criteria for assessing planning applications within the Parish;
- (b) Objectives and Actions of Scotforth Parish Council in working with partners for improving traffic calming, cycling and footpaths

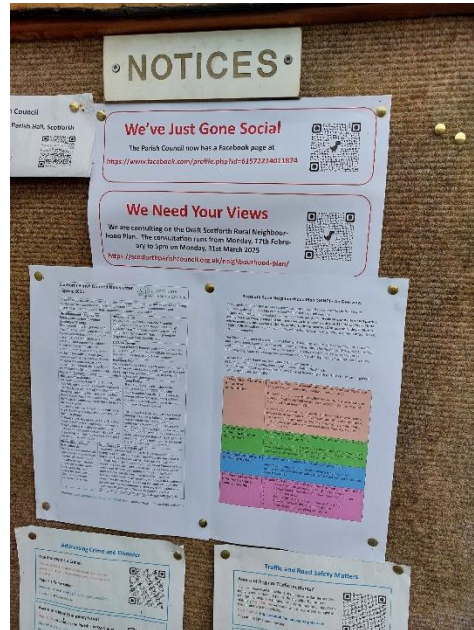
Managing development in our rural communities	<p>Area of Separation and development boundary for Bailrigg Village. Schemes must meet evidenced local needs. (SR1)</p> <p>Burrow Heights, Lower Burrow, Five Ashes and Burrow Road can support small scale infill developments (1-2’s) that must meet evidenced local needs. (SR2)</p> <p>A Design Code will apply across the entire Parish to ensure new houses are sympathetic to local character (SR6 and Appendix 4), are net-zero energy designs, address community sustainability and, wherever possible, enhance existing infrastructure and facilities. (SR7)</p>
Protecting and enhancing our green environment	<p>Protecting landscape (SR3), hedgerows, trees and woodland (SR4), wildlife and biodiversity (SR5).</p> <p>Biodiversity net gain >10%; 3 for 1 replacement of lost trees; 2m of new hedge for every 1m removed; respect the local landscape and conserve positive features, including drumlins.</p>
Reducing flood risk and improving drainage.	<p>New development must be flood and climate resilient.</p> <p>New developments must consider existing local flood risk problems and, wherever possible, provide a betterment to reduce flood risk. (SR8)</p>
Making roads safer and promoting walking, cycling and riding	<p>Request County Council, and major developments, to implement:</p> <ul style="list-style-type: none"> • 40mph limit Hazelrigg/Little Fell/Blea Tarn lanes • 30mph limit Burrow Road/Tarnwater/Five Ashes lanes • Safer crossroads • Footpaths on verges, ‘Pedestrians in Road’ signs • New footpaths to link existing footpaths • Cycle Superhighway along A6. (SR9)

Copy of Parish Council Newsletter Delivered to All Local Households

<p>Scotforth Parish Council Newsletter - Spring 2025</p>		 <p>SCOTFORTH PARISH COUNCIL</p>
<p>Welcome to our newsletter. After 18 months of discussions, meetings and evidence gathering to refine our Neighbourhood Plan it is really important that as many parishioners and interested parties now provide their responses the statutory consultation.</p>		
<p><u>Neighbourhood Plan reaches formal consultation (Planning Regulation 14) stage</u> The Scotforth Rural Neighbourhood Plan (SRNP) is now subject to a formal 6 week consultation period from 17th February to 31 March 2025. The document and supporting evidence addresses the points raised in previous informal consultations and will be on the website. A one-page overview summary is overleaf. Please provide a response and take the opportunity to attend the Open Event on 7th March 15:30-17:30 at the Health Innovation Campus building.</p>	<p><u>New Councillor</u> We've welcomed Lauren van Wijk as parish councillor to represent the students at Bailrigg Student Living (Filterhouse) where she resides. Lauren is studying law and has also joined the Neighbourhood Plan Steering Group.</p>	<p><u>2025/26 Precept</u> The annual Band D Precept, subject to approval by Lancaster City Council, will be £20.09, possibly the lowest in the district, a 27p (1.35%) increase.</p>
	<p><u>Facebook Page</u> We now have a Facebook page thanks to councillors Lauren van Wijk and Sue Aspinall. Please post, share and engage. Our website continues to publish all official notices and documents.</p>	
<p><u>Making our roads safer</u> Thanks to lobbying of the Parish Council, residents and other parties, County Highways have finally put up STOP signs on the notorious Hazelrigg Lane/Little Fell Lane and Blea Tarn Road/Proctor Moss Road crossroads. Ironically there was yet another accident the night before the work started. Our next challenge, led by Cllr Sue Aspinall, is to get Highways to reduce the speed limit from 60mph to 40mph. Highways have also agreed to install NO HGV signs on Burrow Road and Tarnwater Lane. Cllr Andy Compton is leading our pursuit of a reduction in the speed limit and signs warning of pedestrians in the roadway and resurfacing sections of Tarnwater Lane.</p>	<p><u>Solar Farms</u> The Hazelrigg Lane site is due to be completed by June 2025. Following representation from the Parish Council a concessionary footpath along the River Condor and a bridleway around the wind turbine will then be opened. The Burrow Beck site is due to start hedge planting in February, followed by drainage, and the whole site is expected to be complete by November 2025. We (along with City Cllr Tynan's support) have secured a commitment to widen the visibility splay of the cycleway junction with Bailrigg Lane and for temporary traffic lights to minimise the impact of construction traffic.</p>	
<p><u>Paths, Benches and NoticeBoards</u> Further work to improve the public path at Burrow Road and install a notice board on Little Fell Lane (beside the bench) is planned for this Spring, thanks to grants from Lancashire County Council and Lancaster University .</p>	<p><u>What's next for land at Bailrigg?</u> The planning appeal by Gladman for 644 houses around Bailrigg was refused at the public hearing on the basis that a Sequential Flood Risk Assessment had not been carried out. Cllr Paul Holland (with support of City Cllr Paul Tynan and Sally Maddocks) also raised concerns at the hearing about lack of school and GP facilities, separation from Bailrigg Village, shadow flicker and the closure of part of Bailrigg Lane. Subsequently the NHS have acquired the site as their preferred location for the new Royal Lancaster Infirmary, although the government has since announced that any new hospital would be at least 10 years away. The Parish Council (along with County Cllr Erica Lewis) has started dialogue with the NHS.</p>	


Website: www.scotforthparishcouncil.org.uk Clerk: scotforthparishcouncil@gmail.com

Copy of Notices on Parish Council Notice boards



Appendix 12: Copy of Formal Email / Letter to Consultees and List of Notified Consultation Bodies and other Organisations

Copy of Letter



**SCOTFORTH
PARISH COUNCIL**

To all SRNP Regulation 14 Consultees

122 North Wing, The Residence
Kershaw Drive
Lancaster
LA1 3TF
Email: scotforthparishcouncil@gmail.com
Phone: 01524 64908

14th February 2025

Dear Consultee

Notification of the Publication of Scotforth Rural Draft Neighbourhood Development Plan for Public Consultation (Regulation 14 Town and Country Planning, England, Neighbourhood Planning (General) Regulations 2012 (as amended)) from Monday 17th February 2025 until 5pm Monday 31st March 2025

I am writing to advise you that the Scotforth Rural Draft Neighbourhood Development Plan (SRNP) has been published for formal consultation by Scotforth Parish Council.

The Draft Neighbourhood Development Plan has been prepared by the Neighbourhood Plan Steering Group on behalf of Scotforth Parish Council.

The Draft Plan's preparation has been informed by the responses to an informal consultation on Issues and Options from April to July 2023 and local informal consultation on the emerging Draft Plan in October 2024. The Draft Plan is underpinned by a technical evidence base of documents and background reports including the Scotforth Rural Neighbourhood Plan Design Guide and Codes and the Landscape Character Assessment and Evidence Base to Inform Areas of Separation in Scotforth. The Draft Plan and all relevant supporting documents can be viewed and downloaded from the NDP page of the Parish Council website at <https://scotforthparishcouncil.org.uk/neighbourhood-plan/>

The consultation period runs for 6 weeks from Monday 17th February 2025 until 5pm on Monday 31st March 2025.

Hard copies of the Draft Neighbourhood Plan, Scotforth Rural Neighbourhood Plan Design Guide and Codes and Response Forms are available on request from the Clerk to the Parish Council.

A public Drop In event will be held on Friday, 7th March 2025 at the Health Innovation Campus building on Sir John Fisher Drive, LA1 4AT, from 15:30 to 17:45, where members of the steering group will be happy to answer questions. All are welcome to attend.

A Response Form and online questionnaire are provided on the website for comments, but the Parish Council also welcomes responses by email or in writing by:

- Email to scotforthparishcouncil@gmail.com
 - Post to: Scotforth Parish Clerk
122 North Wing, The Residence
Kershaw Drive
Lancaster LA1 3TF
- or by
- Bringing handwritten completed response forms to the drop in event on Friday, 7th March 2025.

Following consideration of the responses to the public consultation the Draft Plan will be amended and submitted to Lancaster City Council together with supporting documentation, including a Basic Conditions Statement demonstrating how SRNP meets the required Basic Conditions, and a Consultation Statement setting out who has been consulted, how the consultation has been undertaken and how the representations received have informed the revised Plan.

Lancaster City Council will then re-consult, before the Plan is subjected to an Examination by an independent Examiner. If the Examiner is satisfied that, subject to any recommended changes, SRNP meets the required Basic Conditions, the final SRNP will proceed to a local referendum. If there is a Yes vote it will be made (adopted) by the City Council and used to help determine planning applications in the Parish.

When we submit SRNP, personal information, including your name, address and email may be shared with Lancaster City Council to enable them to discharge their legal duties in relation to publicising and consulting on the submission version of the plan and for organising the examination in accordance with the Neighbourhood Planning (General) Regulations 2012 (as amended).

[To comply with the requirements of the recent Data Protection legislation, please confirm you have read and understood this statement and give your consent for your details to be passed on to the City Council. If you respond using the Response Form or online version, there is a box to tick to indicate your consent. If you respond by email or letter, please indicate that you consent for your personal details being provided to Lancaster City Council to enable them to perform their duties.

If you require any further information, please contact the Clerk to the Parish Council at the address provided above.

Yours Sincerely



Derek Whiteway
Clerk to the Parish Council

DISCLAIMER: The information in this message is confidential and may be legally privileged. It is intended solely for the addressee. Access to this message by anyone else is unauthorised. If you are not the intended recipient, any disclosure, copying, or distribution of the message, or any action or omission taken by you in reliance on it, is prohibited and may be unlawful. As a public body, Scotforth Parish Council may be required to disclose this letter (or any response to it) under the Freedom of Information Act 2000, unless the information is covered by one of the exemptions in the Act. Please immediately contact the sender if you have received this message in error. Thank you

List of Consultees Notified

Organisation Name

Electricity North West
 Electricity North West
 Environment Agency (Sustainable Places Team)
 Environment Agency
 Environment Agency
 Environment Agency - Sustainable Places Team, Planning Advisor
 Health and Safety Executive (Head of Unit) - Local Plans
 Highways England (National Highways)
 Highways England (National Highways)
 Homes England
 Historic England
 Lancashire County Council - Lead Local Flood Authority (LLFA)
 Lancashire County Council - Lead Local Flood Authority (LLFA)
 Marine Management
 Marine Management
 Natural England
 Network Rail
 Network Rail - Planning Technician
 NHS - Local Plans
 Northern Gas
 Northern Rail
 Office of Rail Regulation
 Police
 The Coal Authority
 United Utilities
 United Utilities - LDF Assessor
 Vodophone and O2

Other Local Groups Notified

Churches

- St. John's Church
- St Paul's Church
- St Peter's Quernmore

Schools

- Moorside Primary School
- St John's Ellel
- St Peter's Quernmore
- St Paul's Scotforth

District and County Councillors

- Sally Maddocks
- Paul Tynan
- Andrew Otway
- Jason Wood

- Erica Lewis
- Cat Smith

Adjacent Parish Councils

- Thurnham
- Ellel
- Quernmore
- Aldcliffe with Stodday

University

- Community Relations
- Estates
- Students Union
- Bailrigg Student Living

Community Groups

- Ramblers
- Dynamo
- Lancaster Civic Society
- British Horse Association
- Bailrigg Village Residents Association
- South Lancaster Flood Action Group
- CLOUD

Developers and Land Owners

- Stantec UK Limited
- NHS
- NHS New Hospitals Programme office
- Aldcliffe Hall Estates

Businesses

- Lancaster House
- Animal Care

Primary Care Trust

- Lancaster Medical Practice

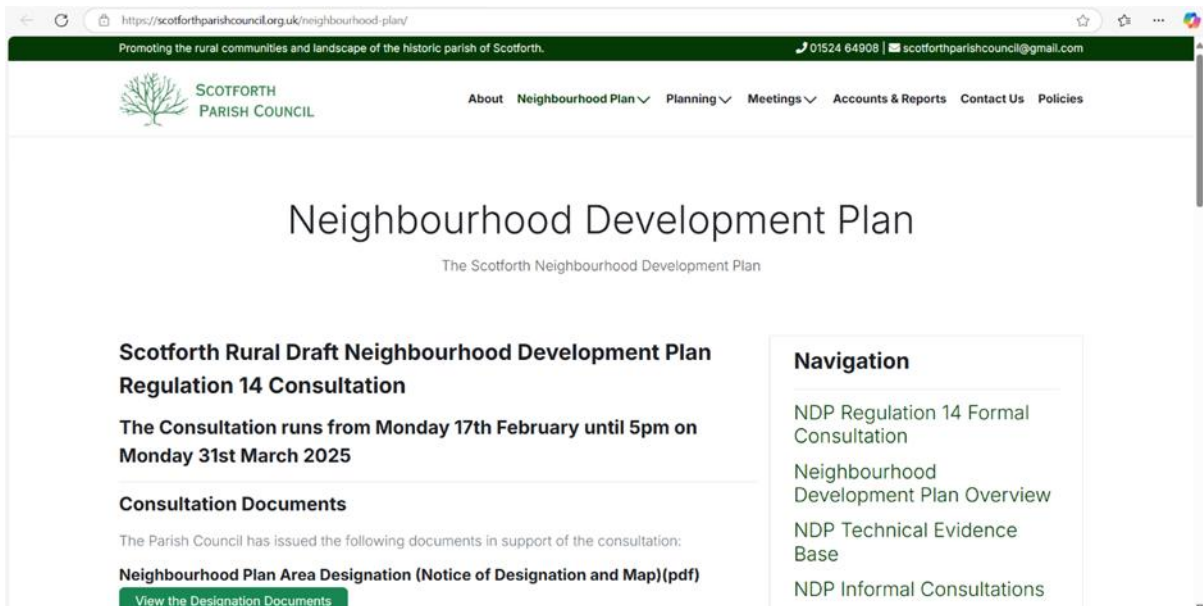
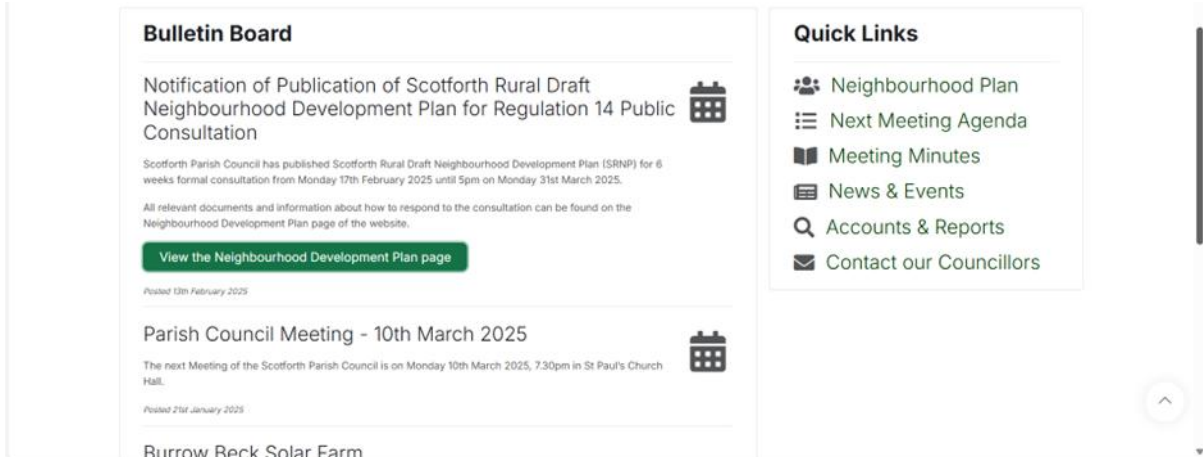
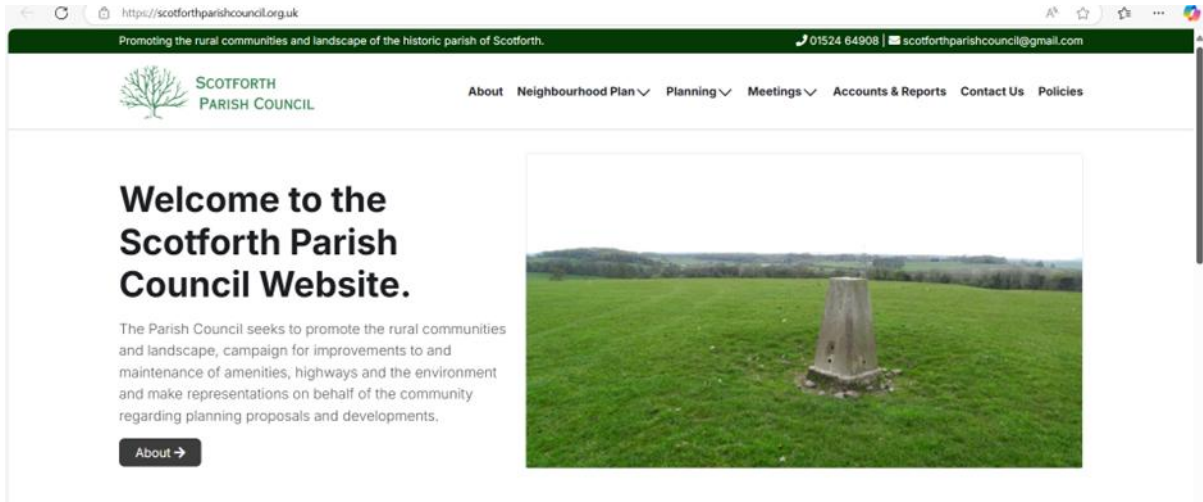
Telecom Masts

- WHP Telecoms
- TBA

Other

- English Heritage
- National Grid

Appendix 13: Screenshots of Scotforth Parish Council website



Consultation Documents

The Parish Council has issued the following documents in support of the consultation:

Neighbourhood Plan Area Designation (Notice of Designation and Map)(pdf)
[View the Designation Documents](#)

Draft Neighbourhood Development Plan (pdf)
[View the Draft Plan](#)

Design Codes Guidance (pdf)
[View the Design Codes Guidance](#)

One-Page Summary of the Draft Neighbourhood Development Plan (pdf)
[View the Summary Document](#)


Letter Issued to Consultees (pdf)
[View the Letter to Consultees](#)

Development Plan Overview

NDP Technical Evidence Base

NDP Informal Consultations

NDP Steering Group



SCOTFORTH
PARISH COUNCIL

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[Planning](#)
[Meetings](#)
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[Contact Us](#)
[Policies](#)

How to Respond

You can respond to the consultation in the following ways:

- By completing the online response form:** [Complete the Online Response](#)
- By downloading a Word or pdf version of the form for editing and returning by email or printing, completing by hand and posting:**
 - [Download a Response Form in MS Word format](#)
 - [Download a Response Form in pdf format](#)
- By attending a Parish Council Public Drop-In event (see below)**

Submitting Your Responses


Please email responses to scotforthparishcouncil@gmail.com

Please post responses to:

Scotforth Parish Clerk
 122 North Wing, The Residence
 Kershaw Drive
 Lancaster
 LA1 3TF

Find Out More - Public Drop-In Event on Friday 7th March

A drop-in event is being held on Friday 7th March 2025 from 15:30-17:45 at the Health Innovation Campus building on Sir John Fisher Drive, Lancaster LA1 4AT, where members of the steering group will be happy to answer questions. All are welcome to attend



Copy of Online Response Form

Scotforth Rural Neighbourhood Development Plan (SRNP) - Regulation 14 Public Consultation

1. Your Personal Information 0%

This form is open from 17th February 2025 to 5pm 31st March 2025

Please provide the below information *

Name

Organisation

Address

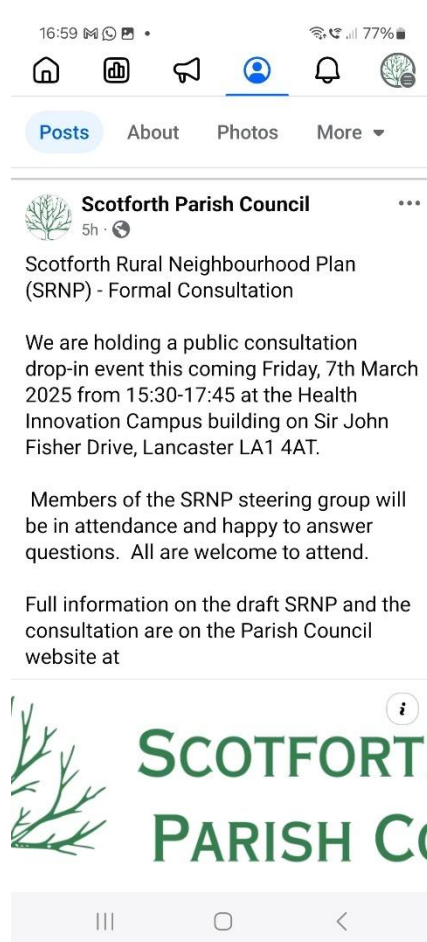
Email Address

Tel. No.

Data Protection - please indicate your choice *

[Next Page](#)

Facebook Posts



Appendix 14: Copy of Response Form

**Scotforth Rural Neighbourhood Development Plan (SRNP)
Regulation 14 Public Consultation
17th February 2025 to 5pm 31st March 2025**

Response Form

Name	
Organisation	
Address	
Email	
Tel. No.	

Data Protection - please indicate your choice with a tick ✓

I consent to my contact details being provided to Lancaster City Council so that they can keep me informed about the next stages in the SRNP process.	<input type="checkbox"/>
I do not consent to my contact details being provided to Lancaster City Council	<input type="checkbox"/>

Please indicate whether you support or object to each of the following and provide any comments or suggestions to explain how you think the SRNP may be improved.
Please feel free to continue your comments on additional sheets if necessary

Part of the Draft Plan	Support (Please Tick ✓)	Object (Please Tick ✓)	Comments
Q1. Vision			
Q2. Objectives			
Q3. Policy SR1: Bolepp Village Area of Separation and Development Boundary			
Q4. Policy SR2: Small Scale Development in Burnie Heights and Lower Burnie Local Character Area			
Q5. Policy SR3: Landscape Character			

1

Q6. Policy SR4: Hedgerows, Trees and Woodland			
Q7. Policy SR5: Wildlife and Biodiversity			
Q8. Policy SR6: Responding to Local Character			
Q9. Policy SR7: Sustainable Design			
Q10. Policy SR8: Reducing Flood Risk and Improving Drainage			
Q11. Policy SR9: Walking, Cycling and Horse Riding			

Q 12 Do you have any comments about the Scotforth Rural Neighbourhood Plan Design Guide and Codes (Appendix 4 of SRNP)?

Q 13 Please use the box below for any further comments.

Thank you for your time and interest.

Please return this form by 5pm on Monday, 31st March 2025 as follows:


By email to: scotforthparishcouncil@gmail.com

By post to: Scotforth Parish Clerk
122 North Wing, The Residence
Kershaw Drive
Lancaster LA1 3TF

2

Appendix 15: Copies of Display Material from Drop in Event at Lancaster University, Friday 7th March 2025

Scotforth Rural Neighbourhood Plan Regulation 14 Consultation 1st February 2025 to 31st March 2025

<p>Managing development in our rural communities</p>	<p>Area of Separation and development boundary for Bailrigg Village. Schemes must meet evidenced local needs. (SR1)</p> <p>Burrow Heights, Lower Burrow, Five Ashes and Burrow Road can support small scale infill developments (1-2's) that must meet evidenced local needs. (SR2)</p> <p>A Design Code will apply across the entire Parish to ensure new houses are sympathetic to local character (SR6 and Appendix 4), are net-zero energy designs, address community sustainability and, wherever possible, enhance existing infrastructure and facilities. (SR7)</p>	
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All our policies must align with the Lancaster District Local Plan, national planning framework (NPPF) and reflect rationale for actual planning application decisions already made.

SR1 POLICY: AREA OF SEPARATION AND DEVELOPMENT BOUNDARY FOR BAILRIGG VILLAGE

The role of Separation is to help maintain distinctiveness of the village and its character.

Development within the Area of Separation must be sympathetic to the local character and must not be detrimental to the village's distinctiveness.

Development within the Area of Separation must be sympathetic to the local character and must not be detrimental to the village's distinctiveness.

SR2 POLICY: SMALL SCALE DEVELOPMENT IN BAILRIGG VILLAGE

Development within the Area of Separation must be sympathetic to the local character and must not be detrimental to the village's distinctiveness.

Development within the Area of Separation must be sympathetic to the local character and must not be detrimental to the village's distinctiveness.

SR6 POLICY: DESIGN CODE

Development within the Area of Separation must be sympathetic to the local character and must not be detrimental to the village's distinctiveness.


Development within the Area of Separation must be sympathetic to the local character and must not be detrimental to the village's distinctiveness.

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Scotforth Rural Neighbourhood Plan
 Regulation 14 Consultation 1st February 2025 to 31st March 2025

<p>Protecting and enhancing our green environment</p>	<p>Protecting landscape (SR3), hedgerows, trees and woodland (SR4), wildlife and biodiversity (SR5).</p> <p>Biodiversity net gain >10%; 3 for 1 replacement of lost trees; 2m of new hedge for every 1m removed; respect the local landscape and conserve positive features, including drumlins.</p>
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All our policies must align with the Lancaster District Local Plan, national planning framework (NPPF) and reflect rationale for actual planning application decisions already made.



DRAFT POLICY SR3 LANDSCAPE DESIGN

Development proposals should respect the local landscape character of the area and where relevant, be sensitive to identified landscape Character Assessment and Evidence Base. In relevant Areas of Landscape Beauty, Development should be limited, sensitive and enhance the landscape features that make a positive contribution to the character of the area.

- Retain hedges and stone walls
- New planting to complement
- Low-impact planting to enhance landscape off-site where it is surrounding development (e.g. trees, high-impact plant)
- Retain and enhance existing buildings, buildings
- Rural road networks

1. Hedgerows

- Hedgerows should provide good views of the surrounding landscape
- Hedgerows should be well maintained and free of overhanging trees
- Hedgerows should be well maintained and free of overhanging trees

2. Longitudinal Hedges

- Hedgerows should be well maintained and free of overhanging trees
- Hedgerows should be well maintained and free of overhanging trees

3. Hedgerows

- Hedgerows should be well maintained and free of overhanging trees
- Hedgerows should be well maintained and free of overhanging trees

4. Hedgerows

- Hedgerows should be well maintained and free of overhanging trees
- Hedgerows should be well maintained and free of overhanging trees

5. Hedgerows

- Hedgerows should be well maintained and free of overhanging trees
- Hedgerows should be well maintained and free of overhanging trees

6. Hedgerows

- Hedgerows should be well maintained and free of overhanging trees
- Hedgerows should be well maintained and free of overhanging trees

7. Hedgerows

- Hedgerows should be well maintained and free of overhanging trees
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8. Hedgerows

- Hedgerows should be well maintained and free of overhanging trees
- Hedgerows should be well maintained and free of overhanging trees

9. Hedgerows

- Hedgerows should be well maintained and free of overhanging trees
- Hedgerows should be well maintained and free of overhanging trees

10. Hedgerows

- Hedgerows should be well maintained and free of overhanging trees
- Hedgerows should be well maintained and free of overhanging trees

DRAFT POLICY SR4 WOODLAND, TREES AND WOODLAND

Development proposals should retain and enhance all hedgerows, trees and woodland, including those identified in the Local Plan, National Planning Framework (NPPF) and the National Planning Policy Framework (NPPF).

Development proposals for any new trees, hedges and hedgerows, will be expected to incorporate the following practices in developing schemes:

1. Strategically locate and retain trees and hedgerows of good quality and where possible, use the National Planning Framework (NPPF) to ensure that proposals are sensitive to the character of the area and where relevant, be sensitive to identified landscape Character Assessment and Evidence Base.
2. Retain trees and hedgerows of good quality and where possible, use the National Planning Framework (NPPF) to ensure that proposals are sensitive to the character of the area and where relevant, be sensitive to identified landscape Character Assessment and Evidence Base.
3. Retain trees and hedgerows of good quality and where possible, use the National Planning Framework (NPPF) to ensure that proposals are sensitive to the character of the area and where relevant, be sensitive to identified landscape Character Assessment and Evidence Base.
4. Retain trees and hedgerows of good quality and where possible, use the National Planning Framework (NPPF) to ensure that proposals are sensitive to the character of the area and where relevant, be sensitive to identified landscape Character Assessment and Evidence Base.
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6. Retain trees and hedgerows of good quality and where possible, use the National Planning Framework (NPPF) to ensure that proposals are sensitive to the character of the area and where relevant, be sensitive to identified landscape Character Assessment and Evidence Base.
7. Retain trees and hedgerows of good quality and where possible, use the National Planning Framework (NPPF) to ensure that proposals are sensitive to the character of the area and where relevant, be sensitive to identified landscape Character Assessment and Evidence Base.
8. Retain trees and hedgerows of good quality and where possible, use the National Planning Framework (NPPF) to ensure that proposals are sensitive to the character of the area and where relevant, be sensitive to identified landscape Character Assessment and Evidence Base.
9. Retain trees and hedgerows of good quality and where possible, use the National Planning Framework (NPPF) to ensure that proposals are sensitive to the character of the area and where relevant, be sensitive to identified landscape Character Assessment and Evidence Base.
10. Retain trees and hedgerows of good quality and where possible, use the National Planning Framework (NPPF) to ensure that proposals are sensitive to the character of the area and where relevant, be sensitive to identified landscape Character Assessment and Evidence Base.

DRAFT POLICY SR5 WILDLIFE AND BIODIVERSITY

Development proposals should be sensitive to the local wildlife and biodiversity, including those identified in the Local Plan, National Planning Framework (NPPF) and the National Planning Policy Framework (NPPF).

Development proposals for any new wildlife and biodiversity, will be expected to incorporate the following practices in developing schemes:

1. Strategically locate and retain wildlife and biodiversity of good quality and where possible, use the National Planning Framework (NPPF) to ensure that proposals are sensitive to the character of the area and where relevant, be sensitive to identified landscape Character Assessment and Evidence Base.
2. Retain wildlife and biodiversity of good quality and where possible, use the National Planning Framework (NPPF) to ensure that proposals are sensitive to the character of the area and where relevant, be sensitive to identified landscape Character Assessment and Evidence Base.
3. Retain wildlife and biodiversity of good quality and where possible, use the National Planning Framework (NPPF) to ensure that proposals are sensitive to the character of the area and where relevant, be sensitive to identified landscape Character Assessment and Evidence Base.
4. Retain wildlife and biodiversity of good quality and where possible, use the National Planning Framework (NPPF) to ensure that proposals are sensitive to the character of the area and where relevant, be sensitive to identified landscape Character Assessment and Evidence Base.
5. Retain wildlife and biodiversity of good quality and where possible, use the National Planning Framework (NPPF) to ensure that proposals are sensitive to the character of the area and where relevant, be sensitive to identified landscape Character Assessment and Evidence Base.
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8. Retain wildlife and biodiversity of good quality and where possible, use the National Planning Framework (NPPF) to ensure that proposals are sensitive to the character of the area and where relevant, be sensitive to identified landscape Character Assessment and Evidence Base.
9. Retain wildlife and biodiversity of good quality and where possible, use the National Planning Framework (NPPF) to ensure that proposals are sensitive to the character of the area and where relevant, be sensitive to identified landscape Character Assessment and Evidence Base.
10. Retain wildlife and biodiversity of good quality and where possible, use the National Planning Framework (NPPF) to ensure that proposals are sensitive to the character of the area and where relevant, be sensitive to identified landscape Character Assessment and Evidence Base.

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Scotforth Rural Neighbourhood Plan
 Regulation 14 Consultation 17th February 2025 to 31st March 2025

Reducing flood risk and improving drainage.	<p>New development must be flood and climate resilient.</p> <p>New developments must consider existing local flood risk problems and, wherever possible, provide a betterment to reduce flood risk. (SR8)</p>
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All our policies must align with the Lancaster District Local Plan, national planning framework (NPPF) and reflect rationale for actual planning application decisions already made.

POLICY SR8: REDUCE FLOOD RISK AND IMPROVE DRAINAGE

All new development and extension of existing buildings in Scotforth Rural Neighbourhood Plan Area will be flood and climate resilient. Buildings should be designed to reduce the risk of flooding and to be resilient to the effects of rising sea levels.

Developers will be required to consider the potential water table as the development site and consider how the ground will be affected by the development. Buildings should be designed to be resilient to the effects of rising sea levels. Buildings should be designed to be resilient to the effects of rising sea levels. Buildings should be designed to be resilient to the effects of rising sea levels.

Particular schemes should include water storage which are related to local circumstances, and will be related to the impact of climate change. Buildings should be designed to be resilient to the effects of rising sea levels.

NPPF paragraph 177 sets out that 'development in areas at risk of flooding should be avoided by directing development away from areas at highest flood risk... Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.' Paragraph 177 also states that 'where appropriate, new development and improvements to green and other infrastructure to reduce the extent and impacts of flooding, such as such use as possible of natural flood management techniques as part of an integrated approach to flood risk management.'

Local Plan Part Two Policy (C) 1: Responding to Climate Change and Flooding. Environmental responsibilities associated with the Council's activities will be supported by ensuring that the natural functioning of river processes are improved or maintained, avoiding damaging developments in areas at risk of flooding and ensuring new developments contribute to reducing flood risk as part of the Local Plan. This includes related policies (SR1), (SR2) and (SR3) to address issues related to flooding and water management.

Parts of the Scotforth Rural Neighbourhood Plan Area are subject to flooding from watercourses and surface water. There are problems at Torchester Lane (at Lower Burnard), Burnes (Highgate Lane) (at Burnes Cottage), Sevinge Lane, Sevinge Lane (at Sevinge Cottage) and The Ten Road (by reservoir).



Our neighbourhood plan recognises the above problem and requires any development to demonstrate it is flood and climate resilient and that the alleviating of current flooding problems must be considered and incorporated where possible.



WHERE the Environment Agency Flood Risk Maps show the flood risk from rivers, they affect the edge of the parish, the primary flood risk is from surface water.

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Scotforth Rural Neighbourhood Plan
 Regulation 14 Consultation 17th February 2025 to 31st March 2025

<p>Making roads safer and promoting walking, cycling and riding</p>	<p>Request County Council, and major developments, to implement:</p> <ul style="list-style-type: none"> 40mph limit Hazelrigg/Little Fell/Blea Tarn lanes 30mph limit Burrow Road/Tarnwater/Five Ashes lanes Safer crossroads Footpaths on verges, 'Pedestrians in Road' signs New footpaths to link existing footpaths Cycle Superhighway along A6. (SR9)
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All our policies must align with the Lancaster District Local Plan, national planning framework (NPPF) and reflect rationale for actual planning application decisions already made.

SMART ROADS AND WALKING, CYCLING AND RIDING
 High quality roads will be needed to support the level of sustainable modes of transport through the provision of new cycle lanes, footpaths and cycle routes.
 Such projects will be supported into opportunities to do so in order to ensure that the quality of the network can cope with the demand for the use of a particular scheme which would increase capacity between existing routes and create new cycle routes and opportunities to do so in the future. Proposed new schemes will be considered.
 High quality roads will be needed to support and enhance existing routes including those identified in the Local Plan of Improvements to Transport Planning, Safety and Resilience and to introduce other improvements with engineering schemes.
 Advances that provide new pedestrian and cycle infrastructure will be supported to improve the range of routes set out in the Local Plan, Accessibility, Health and Wellbeing and the measures in response to it. It is expected that the standards for footpaths and cycleways will be in line with the best practice in the UK.

The NPPF requires us to further planning policies and objectives to address health, safety and other issues which promote social objectives. This may be done through new pedestrian and cycle routes within and between neighbourhoods, encouraging an active and healthy lifestyle and to support the protection and cycle routes, and walking and cycling routes through the provision of safe and accessible paths and infrastructure that encourage walking and cycling. Transport plans should be considered from the outset to help to plan walking, cycling and public transport use in the area and planned infrastructure.
 Local Plan Part Two Policy DM1 provides walking and cycling through the use of measures including maintaining and improving existing infrastructure.

The SRNP would include improvements to roads, cycleways and footpaths because these are needed for Lancaster County Council to address and to address. However, County Council officers have encouraged the opportunity for the SRNP to go further and provide comprehensive plans of road safety improvements and the development of a network of walking footpaths, pedestrian, cycleways and bikeways to enable users to travel the route without using roads.
 The SRNP sets out a vision for improvements which we will pursue with regard to the road and public transport infrastructure to facilitate the other objectives.
 Policy DM1 is a long term agenda but follows on from a list of work that is already underway in recent years:
 • No-Stop parking in Burrow Lane
 • 20 mph speed limit and lighting in Burrow Lane
 • 20 mph speed limit on Hazelrigg Lane
 • 20 mph speed limit on Hazelrigg Lane
 • Improved cycleway design between Fivehouse and Lonsdale
 • Bridge over the A66 (outside the park)
 • Repairs to stone walls at Loughmeade
 • New cycle lanes at Burrow Heights and Blea Tarn
 • Footpath improvements at Burrow Heights
 • New benches at Blea Tarn and Loughmeade Lane
 • Comprehensive cycleway network at Burrow Heights



Footpath improvements at Burrow Heights



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Appendix 16 Consultation Tables

Scotforth Rural NDP
Draft Modified Plan - Regulation 14 Consultation
17th February 2025 to 31st March 2025
Consultation Responses
Table 1: Lancaster City Council

Ref. No.	Page No. Para No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
1.	All		General comments	<p>Scotforth Rural Neighbourhood Plan 2025-2031 Regulation 14 Draft Plan Lancaster City Council Response 7 March 2025</p> <p>The Council welcomes the opportunity to provide comments and input into the preparation of the Scotforth Rural Neighbourhood Plan (SRNP). The comments provided in this response are informal officer opinions, without prejudice and intended to support the Parish Council in producing a robust plan which will meet the basic conditions for neighbourhood planning in accordance with</p>	Noted.	No change.

Ref. No.	Page No. Para No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
				<p>national and local policies. A formal Council response will be provided at the Regulation 16 stage prior to submission of the Plan for examination.</p> <p>The Plan provides a positive approach to planning for the Parish. The changes from previous drafts have been noted and the way in which they address the comments made at an earlier stage are welcomed. There are few remaining matters which require further comment.</p>		
2.		Policy SR1	Comment	<p>Chapter 5: Planning Policies</p> <p>Draft Policy SR1: Bailrigg Village Area of Separation and Development Boundary</p> <p><i>Area of Separation</i></p> <p>The aims of the policy are supported and are considered to be in conformity with the Local Plan. However, concerns about the extent of the proposed Area of Separation, the lack of a clearly defined boundary and the evidence to support the Area of Separation remain.</p>	<p>The SG's preference is to maintain the existing identified Area of Separation (AoS). The boundary is clearly identified on Map 2A SRNP Policies Map – Bailrigg Village Inset. The boundary is informed by a reasonable balance of physical features such as field boundaries and roads and the undevelopable area associated with the overhead powerlines to the north. It is justified in the epd landscape assessment report.</p> <p>The former Gladman proposal for housing development</p>	<p>Further text and photographs provided by the SG have been added to Appendix 2 to support the justification for the AoS and to help provide clarification and certainty in applying the policy.</p>

Ref. No.	Page No. Para No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					<p>(dismissed on appeal) identified a similar AoS, including up to powerline to the north. However it excluded a corner which, if developed, would have an unacceptable and overbearing impact on Bailrigg village. The area around Bailrigg village continues to be subject to significant development pressure and there is a need to ensure the distinctive character of the settlement and its setting are protected. The AoS identified in SRNP would help to achieve this.</p>	
3.	8	Policy SR1	Comment	<p><i>Background Text in Relation to the Development Boundary</i></p> <p>Paragraphs 8 and 16 only partly address how local need should be evidenced by applicants. It lacks detail on what information is necessary or how this should be presented. There is advice in the Meeting Housing Need SPD in Section 7. It is recommended that either the SPD is referred to for</p>	<p>Accepted. Refer to SPD and insert criteria. See SPD paras 7.6 - 7.12.</p>	<p><u>Insert additional text to para 8 after 'evidenced local housing needs':</u></p> <p>'Developers should refer to Lancaster City Council's <u>'Meeting Housing Need Supplementary Planning Document [Adopted February 2022 and amended January 2025]</u> for further information on Identifying Local Housing Need (see pp27-28) or any subsequent more up to date document.'</p>

Ref. No.	Page No. Para No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
				more detail or similar criteria are added to the background text.		
4.	8	Policy SR1 Policy SR2	Comment	The background text also doesn't address the what is meant by evidenced local needs. Is it intended to meet Parish needs, the needs of nearby settlements such as Galgate or south Lancaster, a particular mix of house types/sizes and/or support affordable housing? It is also recommended that a brief explanation is included within the policy to ensure that it has weight in decision making.	Accepted. Insert additional supporting text and wording for the Policies (SR1 and SR2).	<u>Insert additional text after para 8:</u> 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. <u>Amend paragraph 3 of Policy SR1:</u>

Ref. No.	Page No. Para No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
						<p>Development within the development boundary will be supported where it is clearly demonstrated that it meets evidenced local housing needs of Scotforth Parish, is proportionate to the scale and character of the village and it can be accommodated by existing or proposed improvements to infrastructure and services.</p> <p><u>Amend paragraph 1 of Policy SR2:</u></p> <p>Development proposals in the Burrow Heights and Lower Burrow Landscape Character Area, 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.</p>
5.		Policy SR2	Comment	<p>Draft Policy SR2: Small Scale Development in Burrow Heights and Lower Burrow</p> <p>The comments made above in relation to evidenced local housing need also apply to this policy.</p> <p>It is recommended that the policy map is referred to within the</p>	<p>Accepted.</p> <p>Insert additional wording to Policy SR2.</p>	<p><u>Amend paragraph 1 of Policy SR2:</u></p> <p>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</p>

Ref. No.	Page No. Para No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
				policy to clarify the area it applies to.		setting and form of existing traditional buildings.
6.		Policy SR2	Comment	The policy reads as though it encourages development in a linear pattern along lanes. Is this intended or is it intended to refer to infilling and rounding off within existing patterns of development? The former is not usually encouraged as it can lead to ribbon development changing the character of the area. If this is what is intended, thought needs to be given to potential unintended consequences. For example, an application may propose 2 additional homes in a linear patter, which may accord with the policy. However, a second or third application may also propose 1 or 2 homes which in themselves accord with the policy. This could result in extended ribbon development.	Accepted.	<u>Insert at the end of paragraph 1 of Policy SR2:</u> 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.
7.		Policy SR2	Comment	Further clarity on how such development will be managed is necessary to ensure that development is appropriate to the character of the area. If the latter it intended, the policy	Accepted. Development would have an unacceptable adverse impact above the 40m contour.	<u>Amend final paragraph of Policy SR2:</u> Development must also respect the distinctive landscape form of Burrow Heights drumlin as a significant local landscape feature.

Ref. No.	Page No. Para No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
				<p>should be more explicit to ensure it is not misinterpreted.</p> <p>Avoiding development on the drumlin top is supported. However, the policy would benefit from clarity on what is meant by the drumlin top. Can this be drawn from the landscape evidence, for example is there a specific contour where development should stop. This comment also relates to the last paragraph of Draft Policy SR3: Landscape Character.</p>	<p>The SG will prepare an additional technical background document to support the justification of protecting the drumlin's distinctive profile.</p> <p>(Note -The wording was amended further following a meeting with officers at LCC)</p>	<p>Built form on the drumlin top should be avoided to protect its profile and form as a significant local landscape feature.</p> <p>'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.'</p> <p>Amend para 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 north west, over the wider drumlin field around Lancaster and east towards the Forest of Bowland, whilst Burrow Road provides similar views, particularly</p>

Ref. No.	Page No. Para No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
						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.
8.		Policy SR4	Comment	<p>Draft Policy SR4: Hedgerows, Trees and Woodland</p> <p>The revisions to the policy are noted however, the first paragraph goes further than expected and retention of all hedgerows, trees and woodland may be unrealistic.</p> <p>The wording of the policy should be reviewed to encourage retention and enhancement of all trees/hedgerows whilst acknowledging that there may need to be additional planting, replanting and replacements.</p>	Accepted.	<p><u>Replace part 1 of Policy SR4 with:</u></p> <p>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.</p>
9.		Policy SR4	Comment	In bullet point 6, it would be worth adding reference to any replacement hedgerows being of species appropriate to the location with a preference for mixed deciduous native species.	Accepted.	<p><u>Add to part 6 of Policy SR4:</u></p> <p>Any replacement hedgerows will be of a species appropriate to the location with a preference for mixed deciduous native species.</p>

Ref. No.	Page No. Para No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
10.		Policy SR4	Comment	The assessment of health referred to in bullet point 7 will not itself demonstrate how trees or hedgerows will be maintained. The following amendment is suggested: “..... or hedgerows and to demonstrates how they will be”.	Accepted.	Replace part 7 of Policy SR4 with: 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.
11.		Policy SR5	Comment	Draft policy SR5: Wildlife and Biodiversity It is recommended that ‘European designated sites’ is replaced with, ‘Internationally or Nationally Designated Sites, Environmentally Sensitive Sites and Species and Ecological Networks’. This will ensure all potential designations are protected.	Accepted.	<u>Amend Policy SR5:</u> Delete ‘European designated sites’ <u>Replace with</u> Internationally or Nationally Designated Sites, Environmentally Sensitive Sites and Species and Ecological Networks.’
12.		Policy SR7	Comment	Draft Policy SR7: Sustainable Design The last bullet point in the policy is unrealistic for development of the scale (1 or 2 dwellings) envisaged by other policies in the plan. It is recommended that the bullet point is either removed or relates to major development only.	Accepted. This refers to major development so should be moved to the final paragraph of the Policy.	<u>Amend Policy SR7:</u> <u>Delete bullet point:</u> <ul style="list-style-type: none"> ‘promoting individual and community well-being and good health through increased social interaction, healthy lifestyles and safety’ <u>Add to final paragraph (relating to major development):</u>

Ref. No.	Page No. Para No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
						and overall promote individual and community well-being and good health through increased social interaction, healthy lifestyles and safety.
13.		Policy SR8	Comment	<p>Draft Policy SR8: Reducing Flood Risk and Improving Drainage</p> <p>It is recommended that the first sentence is amended to, “.... <i>Plan Area should will be flood</i>”</p>	Accepted.	<p><u>Amend Policy SR8:</u></p> <p>Delete ‘will’ Replace with ‘should’</p>
14.		Policy SR9 Maps 5 & 6	Comment	<p>Draft Policy SR9: Walking, Cycling and Horse Riding</p> <p>The reference to the routes being indicative on Maps 5 and 6 is acknowledged but they still lack clarity. Whilst the maps can be indicative, they do need to be clear to show what enhancement the policy is aiming to achieve. The keys don’t appear to correspond to the map, it is unclear which routes are existing, where new routes are sought, which the policy seeks improvements to and what the improvements are supported. For example, green is referred to as University but it isn’t clear what the green lines are, if they are existing, new or require improvement, there are keys missing from Map 6 and Map 5</p>	<p>Noted.</p> <p>The maps’ legends have been updated. The cycleway mapping layer was not visible on the published document and has been changed to a visible colour.</p> <p>These maps were shared in February 2024 with County Highways, who welcomed them as providing a coherent and full presentation of the Parish Council’s intent to link up footpaths and improve non-vehicle road user safety. County Highways have noted the maps but said that they did not wish to hold a formal position on them. Nevertheless, some of the improvements (HGV signs on</p>	<p><u>SG to improve Maps 5 and 6 and add to Submission Plan.</u></p>

Ref. No.	Page No. Para No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
				<p>refers to improved walking routes but the policy reference to Map 5 relates to walking and cycling. The yellow lines, which I assume is the Parish boundary, are not annotated. Please note, these are just examples if issues arising from the maps.</p> <p>Are the walking and cycling routes achievable? Do they have the support of Lancashire County Council Highway Authority? If not, they would be better placed in a separate section outlining the Plans aspirations rather than a policy.</p>	<p>Tarnwater Lane and STOP signs on Hazelrigg Lane) are being implemented in 2025, which indicates that County Highways are positively disposed to the improvements the Parish Council is championing.</p>	
15.		All	Comment.	<p>General Comments Planning documents benefit from being as succinct as possible. Some of the background text appears to repeat what is in policies and other evidence. It is recommended that the text is reviewed and made more succinct where possible.</p>	Accepted.	<p>Consultant to review supporting text and edit where necessary to make more succinct.</p>
16.		SEA HRA	Comment	<p>Strategic Environmental Assessment (SEA) and Habitats Regulation Assessment (HRA) The SEA and HRA screenings accompanying the consultation concluded that it is unlikely that</p>	Noted. Refer to LCC.	No change.

Ref. No.	Page No. Para No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
				<p>the SRNP would result in a significant environmental effect. The Council remains of this opinion. A further screening exercise may be necessary if the final detail of the SRNP changes significantly. Once the responses to this consultation have been considered and any changes have been made to the SRNP, it will need to be reviewed before the final version of the SRNP is submitted to the Council.</p>		
17.		Design Code	Comment	<p>Design Code Assessing Alternative Energy Sources and Electric Vehicle charging While the wording has been rephased, it still highlights issues to be assessed rather than providing a code.</p>	<p>Accepted</p> <p>Refer to AECOM to amend final version of Design Guide and Codes pdf.</p>	<p><u>Amend text in Appendix 4:</u></p> <p>Assessing Alternative Energy Sources</p> <p>All new development should assess include the potential for alternative energy sources and install low or zero carbon technologies wherever technically feasible and economically viable.</p> <p>the assessment must include (but not limited to): One or more of the following should be integrated into new buildings and conversions wherever possible:</p> <ul style="list-style-type: none"> Assess impact of Use of solar orientation of streets and buildings. Aim to increase the number of buildings on site that so that buildings are oriented to within 30' of south (both main fenestration and roof plane) for

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						<p>solar gain, solar energy (solar panels) and natural daylighting;</p> <ul style="list-style-type: none"> • Assess whether ground conditions can accommodate loops for installation of ground source heat and space for or air source heat pump units; and • Assess whether a Installation of one or more microgeneration wind turbines is more beneficial than an air source heat pump, if a property is detached and installation if feasible. <p>Electric Vehicle charging Current transition to electric vehicle technology and ownership comes with related issues that must be addressed by new development. The assessment must address: Proposals should:</p> <ul style="list-style-type: none"> • 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

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						where charging cannot be accommodated on the development site; <ul style="list-style-type: none"> • 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.

Table 2: Consultation Bodies and Local Groups

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
1. Thurnham with Glasson Parish Council	All			Comment / Support	Thurnham with Glasson Parish Council wish to express their thanks to Scotforth P.C. for giving them the first hand opportunity to view and comment on the Neighbourhood Plan. Scotforth have produced an exceptionally good document. The PC feel that they have covered everything well and that TWG has nothing to add except appreciation and well done for all the hard work.	Noted.	No change.
2. Aldcliffe with Stodday Parish Council	All			Comment / Support	Aldcliffe with Stodday Parish Council (AwSPC) is very grateful for the opportunity to contribute to Scotforth PC's Regulation 14 consultation on the draft Neighbourhood Plan. Councillors discussed the draft plan at their meeting on 5th March 2025. AwSPC does not wish to comment on any specific aspects of the draft plan, but congratulates the Parish Council and SRNP Steering Group on producing a comprehensive and high-quality document. AwSPC Councillors wish you well and every success with the remainder of the process.	Noted.	No change.
3. Lancaster Ramblers Association			SR9	Comment	1. I am in general agreement with the plan. 2. With landowners' permission, paths could be created on the field side of hedges parallel to the road for as far as is	Noted. Policy SR9 requires major development schemes to promote active travel. If a	<u>Amend Policy SR9:</u> Add 'safe' to 'linkages to bus routes' in first paragraph. Add to second paragraph:

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					<p>practicable. This happens in other parishes in the area to a limited extent. Gates may need to be provided or may already be present.</p> <p>3. Not all footpaths are capable of being turned into multi-user paths, especially field paths, due to land conditions. Also, replacing the soft track with a track suitable for cyclists and wheelchair users would completely change the situation for the farmer/landowner and also for the walker.</p> <p>4. Introducing a speed limit of 40mph (or even 30mph) on "rat-race" roads is a good idea.</p> <p>5. The M6 motorway does act as a barrier, but bridges to cross it with a footpath are very expensive and difficult to enact. This restricts path linkage.</p> <p>6. I think parking would be required to encourage path usage only when there is additional linkage of the paths, as set out on maps 5 and 6.</p> <p>Hope these comments help.</p>	<p>scheme proposed field side paths rather than in the road verge, then this would be welcomed.</p> <p>Of the existing PROW, only FP0129003/FP010105 4 Bailrigg to Hala has the realistic potential to become multi-user if and when major development occurs, but multi-user surfaces may be sought for new footpaths.</p>	<p><u>'Where practicable paths should be created on the field side of hedges parallel to the road.'</u></p>
3. Environment Agency	All			Comment	<p>The plan presents policies relating to land use and development. It has been prepared in conformity with the Lancaster District Local Plan, and we are satisfied that issues relevant to our remit have been taken into account in the Local Plan. We therefore have no objection to the</p>	Noted.	No change.

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					content of the draft plan referenced above.		
4. HSE	All			No comment.	HSE is not a statutory consultee for local and neighbourhood plans. If there is a nuclear installation within or nearby your local plan area we recommend you contact the Office of Nuclear Regulation. HSE has provided Local Planning Authorities (LPAs) with access to its LUP Web App https://pa.hsl.gov.uk/ and downloadable GIS consultation zones. These tools alongside HSE's published methodology (http://www.hse.gov.uk/landuseplanning/) can assist you in ensuring that land allocations do not conflict with major hazard sites and pipelines, licenced explosives sites and nuclear installations. Your attention is drawn to the planning policy guidance provided by your central planning departments in England, Scotland and Wales.	Noted.	No change.
5. National Highways	All			No comment	National Highways has no specific comments to make at this time given the distance from the Strategic Road Network and that it is felt the plan will not affect the safe running of the Network in that location.	Noted.	No change.
6. Homes England	All			No comment	As a prescribed body, we would firstly like to thank you for the opportunity to comment on the above consultation.	Noted.	No change.

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					<p>Homes England is the government’s housing and regeneration agency. We will drive regeneration and housing delivery to create high-quality homes and thriving places. This will support greater social justice, the levelling up of communities across England and the creation of places people are proud to call home.</p> <p>Homes England does not wish to make any representations on the above consultation. We will however continue to engage with you as appropriate.</p> <p>Yours faithfully,</p>		
7. Historic England	All			No comment	<p>Scotforth Rural Draft Neighbourhood Development Plan Regulation 14 Draft Plan (February 10, 2025)</p> <p>As the public body that advises on England’s historic environment, we are pleased that you have consulted Historic England on Scotforth Neighbourhood Plan.</p> <p>The area contains a small number of designated heritage assets (such as listed buildings). The plan area is also likely to contain many other features of local historic, architectural or archaeological value.</p> <p>We do not wish to comment on the Draft Plan as we consider that the planning and heritage staff at Lancaster City Council are</p>	Noted. LCC has provided advice on policies, proposals and supporting text / evidence at all stages of the plan’s preparation.	No change.

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					<p>best placed to assist in relation to the historic environment.</p> <p>If you have not already done so, we also recommend that you also speak to the staff at Lancashire County Council who manage the Historic Environment Record (HER, formerly SMR). They should be able to provide up to date details of locally important buildings, archaeological remains and landscapes, as well as designated heritage assets.</p> <p>To ensure that the protection and enhancement of the historic environment is fully embedded within the Plan, we recommend that you refer to our advice on neighbourhood planning, and particular our <i>Neighbourhood Planning and the Historic Environment Advice Note No.11</i> (HEAN11) and our 4 information sheets, which are available on our website here:</p> <p><https://historicengland.org.uk/advice/planning/improve-your-neighbourhood/></p> <p>This should be the first port of call for advice on heritage in neighbourhood plans.</p> <p>To avoid any doubt, this guidance does not reflect our obligation to provide further advice on, or potentially, object to specific proposals which may subsequently arise as a result of the Draft Plan, where we consider these would have</p>		

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					<p>an adverse effect on the historic environment. Thank you for providing Historic England with the opportunity to comment.</p>		
<p>8. Lancashire County Council</p> <p>Lead Local Flood Authority</p>	All			Comment.	<p>Thank you for inviting the Lead Local Flood Authority to comment on the below consultation.</p> <p>Scotforth Rural Neighbourhood Development Plan (SRNP) 2025 – 2031 Regulation 14 Consultation Draft Plan</p> <p>Lancashire County Council is the Lead Local Flood Authority for the county council's administrative area. The Flood and Water Management Act sets out the requirement for the Lead Local Flood Authority to manage 'local' flood risk (flooding from surface water, groundwater, and ordinary watercourses) within its area. In the planning process, the Lead Local Flood Authority is a statutory consultee for major developments with surface water drainage, under the Town and Country Planning (Development Management Procedure) (England) Order 2015. Comments provided in this representation are advisory and it is the decision of the parish council whether any such recommendations are acted upon. The comments given have been composed based on the extent of the knowledge of</p>	Noted.	No change.

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					the Lead Local Flood Authority and information provided at the time of this response.		
8.1	Para 1		SR8	Comment	<p>Lead Local Flood Authority position: We have reviewed the consultation details and have the following comments to make regarding Policy SR8: Reducing Flood Risk and Improving Drainage of the Scotforth Rural Neighbourhood Development Plan (SRNP) 2025 – 2031 Regulation 14 Consultation Draft Plan and the Scotforth Rural Neighbourhood Plan Design Guide and Codes:</p> <p>Policy SR8: Reducing Flood Risk and Improving Drainage</p> <ul style="list-style-type: none"> Section 9: Flooding and Drainage Justification: To strengthen the first paragraph of Policy SR8, you could consider referencing 181b of the National Planning Policy Framework within the justification section. 	Accepted.	<p><u>Add reference to NPPF para 181 to supporting text para 1.</u></p> <p>'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 where certain circumstances apply, including (in part b) where development is flood resistant and resilient..'</p>
8.2			SR8	Comment	<ul style="list-style-type: none"> Consistent Wording: We recommend reviewing wording to ensure consistent wording through Policy SR8. For example, avoiding abbreviations and acronyms and ensuring consistency when using language such as 'will' and 'should' 	Accepted.	<p><u>Amend Policy SR8:</u></p> <p><u>Replace SUDS with 'sustainable drainage systems'.</u></p> <p><u>Replace 'will' with 'should'.</u></p>

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8.3			SR8	Comment	<ul style="list-style-type: none"> Surface Runoff Minimisation: It is acknowledged that Policy SR8 expects surface runoff to be minimised. This can be achieved both on and offsite, through infiltration, interception and attenuation of surface water via source control. 	Accepted.	<p><u>Insert after first sentence of paragraph 2 of SR8:</u></p> <p>This can be achieved both on and offsite, through infiltration, interception and attenuation of surface water via source control.</p>
8.4			SR8	Comment	<p>Topography and Sustainable Drainage Systems (SuDS): Whilst the topography of any proposed sites will influence the SuDS components used, we would encourage that proposed developments incorporate high-quality multifunctional sustainable drainage systems with a treatment train throughout the development to provide water quality, quantity, amenity and biodiversity benefits and mimic natural drainage as closely as possible. We also wish to raise that a reliance on end-of-pipe ponds and basins does not deliver Interception requirements as they do not promote any reduction in runoff volume and, therefore, result in more space being required on the site to store surface water.</p>	Accepted.	<p><u>Add further text to first paragraph of Policy SR8:</u></p> <p><u>After 'minimise run off' and above additional sentence insert:</u></p> <p>High-quality multifunctional sustainable drainage systems 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.</p>
8.5			SR8	Comment	<ul style="list-style-type: none"> Clarification of Key Flood Risk Areas: Currently it is not clear what is meant by 'key flood risk areas.' Can this be clarified to avoid ambiguity. It should be noted that where multiple sources of flood risks are present within a site, SuDS 	<p>Noted.</p> <p>Following further advice from Lancaster CC reference to outside areas at risk of</p>	<p><u>Amend second paragraph of Policy SR8:</u></p> <p>The location of sustainable drainage systems should be determined by topography (working towards the lower end of the site) and must be</p>

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					<p>components should be located outside of areas where they would be impacted by other sources of flooding, otherwise, the function of these components could be severely compromised if inundated during a flood event.</p>	<p>flooding was deleted and replaced with 'ground conditions'</p>	<p>outside key flood risk areas and ground conditions.</p>
8.6			SR8	Comment	<ul style="list-style-type: none"> Definition of Sustainable Drainage Systems: According to paragraph 055 of the Planning Practice Guidance, sustainable drainage systems are defined as systems that are designed to control 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. They provide benefits for water quantity, water quality, biodiversity and amenity. Whilst green and blue roofs in particular have been mentioned, there are many good examples of sustainable drainage system components which can have multi-functional benefits. Multifunctional sustainable drainage systems are those that deliver a wider range of additional biodiversity and environmental net gains beyond the water quality, water quantity, amenity and biodiversity benefits. More details on this are outlined within the CIRA C753 'The SuDS Manual'. 	Accepted.	<p><u>Amend SR8 paragraph 3 after 'harvesting':</u></p> <p><u>Insert</u> or other suitable sustainable drainage system components which can have multi-functional benefits.</p> <p>Refer to PPG paragraph 055 for definition of SUDS in a footnote.</p>

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8.7			Design Guide and Codes	Comment	<p>Scotforth Rural Neighbourhood Plan Design Guide and Codes</p> <ul style="list-style-type: none"> As stated above, whilst the topography of the proposed site will influence the sustainable drainage systems used, we would encourage that developments incorporate high-quality multifunctional sustainable drainage systems with a treatment train throughout the development. 	<p>Accepted</p> <p>Refer to AECOM to amend final version of Design Guide and Codes pdf.</p>	<p><u>Amend Appendix 4</u></p> <p>3.4 Design Codes for Innovative Sustainable Design</p> <p>All new development should work to moderate extremes of temperature, wind, humidity, local flooding and pollution in the neighbourhood area:</p> <ul style="list-style-type: none"> 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 with sustainable drainage systems 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;
8.8			Other policies	No comment	<p>What this response does not cover:</p> <p>As a Lead Local Flood Authority, we are only statutory consultee for major developments with surface water drainage, therefore we do not comment on other sources of flood risk for example, fluvial flood risk or groundwater flood risk.</p>	Noted.	No change.

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					<p>This is outlined within the Town and Country Planning (Development Management Procedure) (England) Order 2015.</p> <p>For the avoidance of doubt, we have no comment to make on polices SR1, SR2, SR3, SR4, SR5, SR6, SR7 and SR9 of the Scotforth Rural Neighbourhood Development Plan (SRNP) 2025 – 2031 Regulation 14 Draft Plan.</p> <p>If you have questions or require clarification, please do not hesitate to contact us, via the contact details above.</p>		
9. Natural England	All			No Comment / Standard response	Natural England does not have any specific comments on this draft neighbourhood plan.	Noted. Refer to LCC for comments re SEA HRA..	N/A
10. Network Rail	All			Comment	<p>Scotforth Rural Parish Council - Neighbourhood Plan</p> <p>Network Rail is a statutory consultee for any planning applications within 10metres of relevant railway land (as the Rail Infrastructure Managers for the railway, set out in Article 16 of the Development Management Procedure Order) and for any development likely to result in a material increase in the volume or a material change in the character of traffic using a level crossing over a railway (as the Rail Network Operators, set out in</p>	These comments relate to issues that will be addressed as part of the development management process as and when planning applications are submitted.	No change.

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					<p>Schedule 4 (J) of the Development Management Procedure Order).</p> <p>Network Rail is also a statutory undertaker responsible for maintaining and operating the railway infrastructure and associated estate. It owns, operates and develops the main rail network. Network Rail aims to protect and enhance the railway infrastructure, therefore any proposed development which is in close proximity to the railway line or could potentially affect Network Rail's specific interests will need to be carefully considered.</p> <p>Network Rail – railway specific advice notice to LPAs/Developers</p> <p>Please note that whilst Network Rail (NR) is submitting responses via the planning application process, it should be born in mind by the LPA/developer that the operational railway presents risks/issues that are different/unique to the risks posed by works taking place adjacent to non-railway undertaker land. Works on this site therefore must be undertaken with the supervision of NR via the ASPRO (asset protection) team to ensure that the works on site do not impact the safe operation, stability, integrity of the</p>		

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					<p>railway & its boundary. The LPA/developer are advised that unauthorised works adjacent to the railway boundary could impact the operation of nationally significant infrastructure & the applicant would be liable for any and all damages & costs caused by any works undertaken in this scenario. Therefore, the developer is requested to ensure that the development meets with NR requirements for works/developments adjacent to the railway boundary which include planning material considerations as well as obligations specific to the railway undertaker. The interface is via a NR BAPA (basic asset protection agreement)– the developer is advised that the works must not commence on site (even if planning permission is granted) until agreed with NR. The applicant will be liable for all costs incurred by NR in facilitating, reviewing this proposal.</p> <p>Asset Protection Comments: Developments in the policy area should be notified to Network Rail to ensure that: (a) Access points / rights of way belonging to Network Rail are not impacted by developments within the area.</p>		

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					<p>(b) That any proposal does not impact upon the railway infrastructure /Network Rail land e.g.</p> <ul style="list-style-type: none"> • Drainage works / water features • Encroachment of land or air-space • Excavation works • Siting of structures/buildings less than 2m from the Network Rail boundary / Party Wall Act issues • Lighting impacting upon train drivers' ability to perceive signals • Landscaping that could impact upon overhead lines or Network Rail boundary treatments • Any piling works • Any scaffolding works • Any public open spaces and proposals where minors and young children may be likely to use a site which could result in trespass upon the railway(which we would remind the council is a criminal offence under s55 British Transport Commission Act 1949) • Any use of crane or plant • Any fencing works • Any demolition works • Any hard standing areas <p>For any proposal adjacent to the railway, Network Rail would request that a developer constructs (at their own expense) a suitable steel palisade trespass proof fence of at least 1.8m in height.</p>		

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					<p>All initial proposals and plans should be flagged up to the Network Rail Town Planning at the following address:</p> <p>Railway Station Consideration should be given in Transport Assessments to the potential for increased footfall at Railway Stations as a result of proposals for residential development / employment areas within the neighbourhood area. Location of the proposal, accessibility and density of the development, trip generation data should be considered in relation to the station. Where proposals are likely to increase footfall and the need for car parking, the council should include developer contributions (either via CIL, S106) to provide funding for enhancements as part of planning decisions.</p> <p>Level Crossings Developments within the neighbourhood area should be accompanied by a TS/TA which includes consideration of the impact of proposals upon any level crossings with mitigation implemented as required. We would encourage the Council to adopt specific policy wording to ensure that the impact of proposed new development (including cumulative impact) on the risk at existing level crossings is assessed by the developer(s),</p>		

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					<p>and suitable mitigation incorporated within the development proposals and funded by the developer(s). TS/Tas should be undertaken in conjunction with the local highways authority with advice from Network Rail. Contributions will be sought where proposals impact on level crossings to mitigate the impacts of those developments. Where level crossing closure is the only option, the applicant is advised that closure would be via s257 of the T&CPA, and that closure would be required before the occupation of any dwellings.</p> <p>Network Rail – railway specific advice notice to LPAs/Developers</p> <p>Please note that whilst Network Rail (NR) is submitting responses via the planning application process, it should be born in mind by the LPA/developer that the operational railway presents risks/issues that are different/unique to the risks posed by works taking place adjacent to non-railway undertaker land. Works on this site therefore must be undertaken with the supervision of NR via the ASPRO (asset protection) team to ensure that the works on site do not impact the safe operation, stability, integrity of the railway & its boundary. The LPA/developer are advised that unauthorised works adjacent to the</p>		

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					<p>railway boundary could impact the operation of nationally significant infrastructure & the applicant would be liable for any and all damages & costs caused by any works undertaken in this scenario. Therefore, the developer is requested to ensure that the development meets with NR requirements for works/developments adjacent to the railway boundary which include planning material considerations as well as obligations specific to the railway undertaker. The interface is via a NR BAPA (basic asset protection agreement)– the developer is advised that the works must not commence on site (even if planning permission is granted) until agreed with NR. The applicant will be liable for all costs incurred by NR in facilitating, reviewing this proposal.</p>		
<p>11. United Utilities 11.1</p>	<p>All</p>			<p>Comment</p>	<p>Dear Sir / Madam DRAFT SCOTFORTH RURAL NEIGHBOURHOOD PLAN - REGULATION 14 CONSULTATION Thank you for your consultation seeking the views of United Utilities Water Limited (UW) as part of the preparation of the Rural Neighbourhood Plan (NP) for Scotforth. UW wishes to build a strong partnership with neighbourhood groups to aid sustainable development and growth.</p>	<p>Noted.</p>	<p>No change.</p>

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11.2	All			Comment	<p>Allocations for New Development</p> <p>In the event that any future NP seeks to identify additional allocations for development, we would request early dialogue so that we can inform the site selection process and ensure any issues that are a concern to U UW are highlighted to you as early as possible.</p>	SRNP does not include site allocations.	No change.
11.3	All			Comment	<p>Our Assets</p> <p>It is important to outline the need for our assets to be fully considered in any future development proposals in the NP area.</p> <p>U UW will not allow building over or in close proximity to a water main. U UW will not allow a new building to be erected over or in close proximity to a public sewer or any other wastewater pipelines. This will only be reviewed in exceptional circumstances.</p> <p>Site promoters should not assume that our assets can be diverted. On occasion, an asset protection matter within a site can preclude delivery of a proposed development. It is critical that site promoters / applicants engage with U UW on the detail of their design and the proposed construction works.</p>	U UW will be consulted as and when planning applications are submitted.	No change.

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					<p>All UUW assets will need to be afforded due regard in the design process for a site. This should include careful consideration of landscaping and biodiversity proposals in the vicinity of our assets and any changes in levels and proposed crossing points. Details of any crossing points for access and for any services will need to be agreed.</p> <p>We strongly recommend that the NP / LPA advises future applicants / promoters of the importance of fully understanding site constraints as soon as possible, ideally before any land transaction is negotiated, so that the implications of our assets on development can be fully understood. We ask site promoters to contact UUW to understand any implications using the below details:</p> <p>Developer Services – Wastewater Developer Services – Water</p>		
11.4	All			Comment	<p>Planting of Trees and Landscaping</p> <p>UUW wishes to note the reference to landscaping in both the Scotforth Neighbourhood Plan and Design Code. It is important that any approach to planting</p>	UU will be consulted as and when planning applications are submitted.	No change.

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					<p>new trees and landscaping gives due consideration to the impact on utility services noting the implications that can arise as a result of planting too close to our assets. This can result in root ingress, which in turn increases the risk of drainage system failure and increases flood risk. Further details on suitable trees for planting near our assets can be found in our 'Standard Conditions for Work Adjacent to Pipelines' (Document Ref: 90048 Issue 3.1 July 2015). A copy of this document can be found on our website.</p>		
11.5	P21 Para 3		SR8	Comment	<p>Reservoirs and Water Catchment Land</p> <p>We request that the NP refers to the location of reservoirs in Scotforth which are located on water catchment land. Development proposals on water catchment land can have an impact on water supply resources. Applicants should seek to locate and design development so that the impact on the water environment and public water supply, including reservoirs, is minimised. This may necessitate the undertaking of appropriate risk assessments and the inclusion of mitigation measures in the design and construction process. We recommend that you include a policy which identifies the need to consider the</p>	<p>Accepted.</p> <p>Insert reference to the location of 2 reservoirs in Scotforth.</p>	<p>Amend Part 9 Flooding and Drainage.</p> <p>Insert text referring to the 2 reservoirs. Add text to start of para 3 p31:</p> <p>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 ...</p>

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					<p>impact on the water environment and public water supply.</p> <p>In cases of wind energy proposals on water catchment land, the applicant should seek to locate development so that the impact on public water supply is minimised through the location of the development and through the undertaking of appropriate risk assessments and inclusion of mitigation measures in the design and construction process. It is particularly important to avoid the location of new wind turbines on deep peat land. We recommend you include the following policy relating to water catchment land.</p>		
11.6			New Policy	Comment	<p>Recommended Policy Where proposals are located on catchment land used for public water supply, careful consideration must be given to the location of the proposed development and a risk assessment of the impact on public water supply may be required with the identification and implementation of any required mitigation measures including a management plan.</p>	Discussed with LCC and agreed the additional policy is not required.	No change.
11.7			SR1	Comment	<p>Asset Protection</p>	Discussed with LCC and agreed the	No change.

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					<p>We request that the final paragraph, in 'Draft Policy SR1: Bailrigg Village Area of Separation and Development Boundary', is updated to read as follows:</p> <p>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 needs, is proportionate to the scale and character of the village and it can be accommodated by existing or proposed improvements to infrastructure and services. Where utilities are present, places must be designed with management, maintenance and the upkeep of utilities in mind. Designers must confirm the exact location of existing services in liaison with the relevant statutory undertaker and incorporate them into the design of the development to allow for access, maintenance and repair. Careful consideration must be given to any landscaping proposals in the vicinity of utility assets, including any changes of levels, which may not be acceptable. Development proposals should also be sensitive to nearby designated and non-</p>	<p>additional policy is not required.</p>	

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					designated heritage assets and their settings. Designs will preserve or enhance these built heritage assets and their settings. Designs will preserve or enhance these built heritage assets taking into account their particular significance and character.		
11.8			SR7	Comment	<p>Water Efficiency</p> <p>We request that ‘Draft Policy SR7: Sustainable Design’ of the Scotforth Rural Neighbourhood Plan identifies the need for new development to accord with Policy DM30b of the adopted Lancaster Local Plan (Part Two). This states: <i>‘All new residential developments must achieve, as a minimum, the optional requirement set through the Building Regulations Requirement G2: Water Efficiency or any future updates to the requirement. All major non-residential development should incorporate water conservation measures so that predicted per capita consumption does not exceed the appropriate levels set out in the applicable BREEAM ‘Excellent’ standard. Where the ‘Excellent’ Standard cannot be achieved, evidence must be submitted with an application to the satisfaction of the City</i></p>	<p>Not accepted.</p> <p>Planning policies in NDPs should not duplicate those in Local Plans.</p> <p>Adopted Local Plan policies will be used to help determine planning applications alongside those in SRNP.</p>	No change.

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					<p><i>Council. The BREEAM 'Very Good' standard must be met as a minimum.</i></p> <p><i>The design of new developments should optimize the inclusion of water efficiency and consumption measures, such as rainwater / or greywater recycling, low flow taps and showers, low flush toilets, rain gardens and water butts in the construction of new buildings. The use of green / blue walls and roofs is encouraged.'</i></p>		
11.9			Design Guide and Codes 3.4	Comment	<p>Water efficiency should be a fundamental component of any approach to carbon neutrality, and we request that you clearly set out the need for the design of development to fully embrace water efficiency. A tighter water efficiency standard in new development, of 110 litres of water per person per day, has multiple benefits including a reduction in water and energy use, as well as helping to reduce customer bills. Water efficiency is therefore a key component of the journey to carbon neutrality.</p> <p>On this basis, we recommend the following wording for the inclusion in section 3.4 Design Code for Innovative Sustainable Design:</p>	<p>Not accepted.</p> <p>NDPs should not duplicate policies in the Local Plan.</p>	No change.

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					<p>'Applicants should ensure that their proposals comply with policy DM30b of the adopted Lancaster Local Plan (Part Two).'</p>		
11.10			SR8	Comment	<p>Flood Risk and Drainage</p> <p>We recommend that you include the following wording to 'Policy SR8: Reducing Flood Risk and Improving Drainage':</p> <p>'All applications must be supported by a strategy for foul and surface water management. Surface water must discharge in accordance with the hierarchy for surface water management. All applications will be required incorporate sustainable drainage which is multi-functional, in accordance with the four pillars of sustainable drainage, in preference to underground piped and tanked storage systems, unless there is clear evidence why such techniques are not possible. The sustainable drainage should be integrated with the landscaped environment and the strategy for biodiversity net gain.'</p> <p>Sustainable surface water management and the efficient use of water should be</p>	<p>Discussed with LCC</p> <p>Refer to LFA comments above and amendments in relation to SUDS. These comments are largely covered by amendments made in response to LFA 's comments.</p> <p>No further change.</p>	<p>Refer to Susdrain website in a footnote. https://www.susdrain.org/</p>

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					<p>critical elements of the design and development process. Green infrastructure can help to mitigate the impacts of high temperatures, combat emissions, maintain or enhance biodiversity and reduce flood risk. Green / blue infrastructure and landscape provision play an important role in managing water close to its source. If the necessary link between green / blue infrastructure, surface water management, landscape design and biodiversity is outlined as part of the Neighbourhood Plan, it will help to ensure that surface water management is at the forefront of the design process. Surface water should be managed as close to its sources as possible. Opportunities for surface water management improvements should be considered at the outset of the design process. A variety of features could be incorporated, including:</p> <ul style="list-style-type: none"> • Permeable surfacing; • Bioretention tree pits and bioretention landscaping; • Rain gardens; • Soakaways and filter drainage; • Retrofitted swales; and • Blue / green roofs <p>We recommend that you refer to the Susdrain website which includes a range</p>		

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					of case studies that show examples of how SuDS can be implemented in development.		
11.11			Design Guide and Codes App 3.4	Comment	<p>Scotforth Rural Neighbourhood Plan: Design Guide and Codes (November 2024)</p> <p>Flood Risk</p> <p>We request that section 3.4 Design Code for Innovative Sustainable Design has regard to all sources of flood risk. We recommend the following wording:</p> <p>'The design of proposals must assess and respond to the hydrological characteristics of a site to ensure a flood resilient design is achieved and water / flooding is not deflected or constricted. The hydrological assessment of the site must consider all sources of flood risk, site topography, naturally occurring flood paths, ephemeral watercourses and any low-lying areas where water naturally accumulates. Resultant layouts must take account of such circumstances. Applications will be required to consider exceedance / overland flow paths from existing and proposed drainage features and confirm ground levels, finished floor levels and drainage details. Drainage details, ground levels and finished floor</p>	<p>Partially accepted</p> <p>Refer to AECOM to amend final version of Design Guide and Codes pdf.</p> <p>The level of detail and extensive additional text are not considered necessary for incorporation into the Design Guide document. However, a shorter principle addressing the key points could be usefully incorporated.</p>	<p><u>Amend Appendix 4:</u></p> <p>3.4 Design Codes for Innovative Sustainable Design</p> <p>INSERT:</p> <ul style="list-style-type: none"> • 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.

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					<p>levels are critical to 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. In addition, where the ground level of the site is below the ground level at the point where the drainage connects to the point of the public sewer, care must be taken to ensure that the proposed development is not at an increased risk of sewer surcharge, it is good practice for the finished floor levels and manhole cover levels (including those that serve private drainage runs) to be higher than the manhole cover level at the point of connection to the receiving sewer.'</p>		
11.12			<p>Design Guide and Codes 4. Checklist</p>	<p>Comment</p>	<p>We request that the following bullet points are added to the 1st Checklist - General design considerations for new development:</p> <ul style="list-style-type: none"> • Has management, maintenance and the upkeep of utilities been considered by the proposal? <u>Does the design confirm the exact location of existing services in liaison with the relevant statutory undertaker and incorporate them into the design of</u> 	<p>Refer to AECOM to amend final version of Design Guide and Codes pdf.</p> <p>This checklist does not form part of SRNP (Appendix 4 of the Plan) but it is an advisory checklist and should be referred to</p>	<p><u>AECOM to Amend Design Guide pdf:</u></p> <p><u>AMEND:</u></p> <p><u>4.Checklist</u> <u>1.General design considerations for new development</u></p> <ul style="list-style-type: none"> • Has management, maintenance and the upkeep of utilities (in liaison with

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					<p><u>the development to allow for access maintenance and repair?</u></p> <ul style="list-style-type: none"> • <u>Has consideration been given to landscaping proposals in the vicinity of utility assets, including any changes of levels, which may not be acceptable?</u> 	<p>by developers for their information. Therefore the pdf version should be updated as agreed by the NPSG and PC.</p> <p>The checklist could be amended with further bullet points but summarised and without the detail suggested,</p>	<p>the relevant statutory undertaker been considered by the proposal?</p> <ul style="list-style-type: none"> • Has consideration been given to landscaping proposals in the vicinity of utility assets?
11.13			<p>Design Guide and Codes</p> <p>4. Checklist</p>	<p>Comment</p>	<p>We request that the following bullet point is added to the 3rd Checklist – Local green spaces, views and character:</p> <ul style="list-style-type: none"> • <u>Have all sources of flood risk, including from drainage systems and reservoirs, been fully considered and understood in the design and layout of the development?</u> • <u>Have multi-functional Sustainable Drainage Systems (SuDS) been incorporated into the design of the development? Have they been considered early in the design process and linked to the landscaping and green/blue infrastructure proposals?</u> 	<p>Refer to AECOM to amend final version of Design Guide and Codes pdf.</p> <p>This checklist does not form part of SRNP (Appendix 4 of the Plan) but it is an advisory checklist and should be referred to by developers for their information. Therefore the pdf version should be updated as agreed by the NPSG and PC.</p>	<p><u>AECOM to Amend Design Guide pdf:</u></p> <p><u>4.Checklist</u></p> <p><u>AMEND</u></p> <p><u>3_ Local green spaces, views and character:</u></p> <ul style="list-style-type: none"> • Have all sources of flood risk, been fully considered and mitigated in the design and layout of the development? • Have multi-functional Sustainable Drainage Systems (SuDS) been incorporated and linked to the landscaping and green/blue infrastructure proposals?

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						The checklist could be amended with further bullet points but summarised and without the detail suggested,	
11.14			Design Guide and Codes 4. Checklist	Comment	<p>We request that the following bullet points are added to the 8th Checklist – Household Extensions:</p> <ul style="list-style-type: none"> • Has the location of all services been confirmed and considered in the design of the development? They must not be built over without prior agreement with the relevant statutory undertaker and access to services must be maintained. • Can surface water be directed to a soakaway or permeable surface? Can a rain garden be incorporated in the detailed design of the extension and can the water be re-used for example through the incorporation of a water butt? 	<p>Refer to AECOM to amend final version of Design Guide and Codes pdf.</p> <p>This checklist does not form part of SRNP (Appendix 4 of the Plan) but it is an advisory checklist and should be referred to by developers for their information. Therefore the pdf version should be updated as agreed by the NPSG and PC.</p> <p>The checklist could be amended with further bullet points but summarised and without the detail suggested,</p>	<p><u>AECOM to Amend Design Guide pdf:</u></p> <p><u>4.Checklist</u></p> <p><u>AMEND:</u></p> <p><u>8. Household Extensions:</u></p> <ul style="list-style-type: none"> • Has the location of all services been confirmed and considered? • Can surface water be directed to a soakaway, water butt or permeable surface and can a rain garden and water butt be incorporated?

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1.15			Design Guide and Codes 4. Checklist	Comment	We request that the following bullet point is added to the 9th Checklist – Building materials and surface treatment: • Can permeable materials be incorporated into the design of the development and can water be directed to permeable areas?	Refer to AECOM to amend final version of Design Guide and Codes pdf. This checklist does not form part of SRNP (Appendix 4 of the Plan) but it is an advisory checklist and should be referred to by developers for their information. Therefore the pdf version should be updated as agreed by the NPSG and PC. The checklist could be amended with further bullet points but summarised and without the detail suggested,	<u>AECOM to Amend Design Guide pdf:</u> <u>4.Checklist</u> <u>AMEND</u> <u>9. Building materials</u> • Can permeable materials be incorporated and can water be directed to permeable areas?
11.16					Similarly, we request that the following bullet point is added to the 10th Checklist – Car parking: • Can permeable materials be incorporated into the design of the development and can water be directed to permeable areas?	Refer to AECOM to amend final version of Design Guide and Codes pdf. This checklist does not form part of SRNP	<u>AECOM to Amend Design Guide pdf:</u> <u>4.Checklist</u> <u>AMEND</u>

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						<p>(Appendix 4 of the Plan) but it is an advisory checklist and should be referred to by developers for their information. Therefore, the pdf version should be updated as agreed by the NPSG and PC.</p> <p>The checklist could be amended with further bullet points but summarised and without the detail suggested,</p>	<p><u>10. Car parking</u></p> <ul style="list-style-type: none"> • Can permeable materials be incorporated and can water be directed to permeable areas?
11.17	All			Comment	<p>Summary Moving forward, we respectfully request that the Parish Council continues to consult with U UW for all future planning documents. In the meantime, if you have any queries or would like to discuss this representation, please do not hesitate to contact me at Planning.Liaison@uuplc.co.uk. Yours faithfully</p>	<p>Noted.</p> <p>UU is on the list of consultation bodies and should be consulted by LCC at Reg 16 stage.</p>	<p>No change.</p>

Table 3: Residents

Ref. No.	Page No. Para No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council’s Consideration	Amendments to NDP
264420718 264771961 264913036 265316454 266067242 267045415 267045902 267168570 267642569 267683324 267690959 267833422 PH1 PH2 PH3 AC01 AC02 AC03 AC04 268011037 268060831 268145126 268147885 PC1 PC2 PC5 PH4		Vision	Support		Noted.	No change.
266458443		Vision	Support	I supportive the importance of preserving the Rural nature of	Noted.	No change.

Ref. No.	Page No. Para No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council’s Consideration	Amendments to NDP
				Lancasters boundary settlements and communities.		
266460974		Vision	Support	I fully support the importance of preserving the Rural nature of Lancasters boundary settlements and communities.	Noted.	No change.
266983086		Vision	Support	Scotforth is a beautiful local area and whilst I understand development needs to happen it does need to be sympathetic to existing properties and with the support of sufficient infrastructure.	Noted. SRNP seeks to promote high quality and sympathetic design in new developments.	No change.
267151947		Vision	Support	I support all the aspects of the vision particularly only allowing small infills of housing in the area and avoiding any large developments. I support the speed restrictions that are being recommended.	Noted. SRNP cannot restrict development to small scale schemes only as it includes an area within the Lancaster South Broad Location for Growth. However the NDP seeks to provide a positive framework for small scale development within this area.	No change.
267151926		Vision	Support	I strongly support all aspects of the vision. In particular, any new development should comprise only small infill (1-2 dwellings against the current baseline position, without further future infill development) and only where there is specifically evidenced need. This will help to maintain the traditional built character of existing settlements.	Noted. SRNP cannot restrict development to small scale schemes only as it includes an area within the Lancaster South Broad Location for Growth. However the NDP seeks to provide a positive framework for small scale development within this area.	No change.

Ref. No.	Page No. Para No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council’s Consideration	Amendments to NDP
267624732		Vision	Support	I agree that the rural nature of the parish is the highest priority. The infrastructure must be in place along with any of the developments expected. Also there must be an improvement to the access through the Galgate cross roads before allowing any more development in any of the south Lancaster area, including Scotforth rural.	Noted. The PC is aware of access issues at the crossroads and will continue to engage with LCC and the County Council if any planning proposals come forward which would exacerbate existing problems.	No change.
267684163		Vision	Object	I don’t agree with building of any houses on the existing farmland in the Lower Burrow area . There is enough building already . Surely the vision would be to protect the existing landscape . There are enough houses already in Scotforth area . Also some of the land used for solar farm and wind turbine destroys the appearance of the natural environment and must be upsetting for the neighbourhood close by .	Noted. SRNP cannot be used to stop development and part of the area is identified for strategic growth in the Local Plan. The PC will continue to respond to consultations relating to the new Local Plan and any planning proposals which come forward for development.	No change.
PC3		Vision	Support	The vision is about the positive development of the area both in terms of sympathetic development and enhancement of the green landscape. The parish provides a rural	Noted. SRNP cannot be used to stop development and part of the area is identified for strategic growth in the Local Plan. The PC will continue to respond to consultations relating to	No change.

Ref. No.	Page No. / Para No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council’s Consideration	Amendments to NDP
				environment for Lancaster city and the university as well as its own residents and as such this Neighbourhood Plan sustains the valuable benefit for all parties. Urban extension of Lancaster city is inappropriate and destroys environmental value	the new Local Plan and any planning proposals which come forward for development.	
PC4 – Resident Landowner		Vision	Comment	To create a community for people of all ages to live and enjoy life in this area, where there are a variety of homes and sizes of buildings for their needs.	Vision already largely covers this.	No change.
264420718 264771961 264913036 265316454 266067242 266983086 267045415 267045902 267151947 267151926 267168570 267642569 267683324 267690959 267833422 PH1 PH2 PH3 AC01		Objectives	Support		Noted.	No change.

Ref. No.	Page No. Para No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
AC02 AC03 AC04 268011037 268060831 268145126 268147885 PC1 PC2 PC4 PC5 PH4						
266458443		Objectives	Support	I fully support the draft all four of the draft objectives.	Noted.	No change.
266460974		Objectives	Support	I fully support the draft all four of the draft objectives.	Noted.	No change.
267624732		Objectives	Support	Access to the area with the 'scattered farmsteads' and developments needs extension of the current public transport system. Perhaps a phone up service to get the occasional journeys that are often required. Getting different family members to different activities in the 'city' currently can only be done by private taxi or car.	Noted. The NDP cannot provide improved public transport in the area, but the PC will continue to promote the need for improved public transport in the area.	No change.
267684163		Objectives	Object	Some objectives I have not supported .	Noted.	No change.
PC3		Objectives	Support	The objectives are entirely consistent with the Vision. The fact that they are focused on	Noted.	No change.

Ref. No.	Page No. Para No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council’s Consideration	Amendments to NDP
				critical local issues, rather than trying to cover the breadth of policies that the Local Plan does, demonstrates a clear understanding of the parish and the purpose of a neighbourhood plan, and is therefore welcome.		
264420718		Policy SR1	Support	Bailrigg can be found in the doomsday book and should be protected from encroaching developments including the proposed new hospital site.	Noted. Refer to response from NHS Trust (Turleys) – see Table 4. There is a proposal to use land to the north of Bailrigg Village for a new hospital development. The PC will remain engaged in future consultations related to the proposed hospital in the future.	No further change.
264771961 264913036 265316454 266067242 266458443 266460974 267045415 267045902 267151926 26267642569 267683324 267684163 267690959 267833422 PH1		Policy SR1	Support		Noted.	No change.

Ref. No.	Page No. Para No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council’s Consideration	Amendments to NDP
PH2 PH3 268011037 268060831 268147885 PC1						
266983086		Policy SR1	Support	Agreed, an area of separation is needed to maintain the character of the area.	Noted. Refer to Table 1 - comments from LCC and Table 4 comments from landowners and developers. This will be reviewed again prior to submission.	No change.
267151947		Policy SR1	Support	Yes I strongly support the separation area in order to maintain the distinctive character of Bailrigg.	Noted. Refer to Table 1 - comments from LCC and Table 4 comments from landowners and developers. This will be reviewed again prior to submission.	No change.
267624732		Policy SR1	Support	The size/distance of the separation needs to be sufficient to make a difference. My ideas would be a minimum of 500m as shown on the map but the area shown seems to be more variable. If this is not possible I believe it would not be worthwhile trying to create a smaller spacing and infrastructure eg drainage or roads/access would be more efficient to add the idea of 2-3 properties to the existing areas.	Noted. There remain concerns from LCC and landowners / developers that the proposed AoS is too extensive and not justified. This will be reviewed again prior to submission.	No further change.

Ref. No.	Page No. Para No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council’s Consideration	Amendments to NDP
AC01		Policy SR1	N/A		Noted.	No change.
AC02		Policy SR1	N/A		Noted.	No change.
AC03		Policy SR1	Support	Should larger scale development occur around Lower Burrow then an area of separation in keeping with that afforded Bailrigg should be applied.	Noted. Lower Burrow is in the Lancaster South Broad Location for Growth. The adopted Local Plan does not support an AoS at Lower Burrow and therefore it has not been included in SRNP. The PC will remain engaged with the new Local Plan process and respond to any planning proposals that come forward which will impact on the Lower Burrow area.	No change.
AC04		Policy SR1	Support	Any new development should be in character with existing buildings; specifically the design, not just materials used. The two houses built by Snainton on Burrow Heights Lane are not in keeping with the existing dwellings	Noted. The Design Guide and Code should help to promote higher quality design which respects its context in future developments.	No change.
268145126		Policy SR1	Support	I object to low level solar panel arrays on greenfield. There is a nearby solar farm of 10,500 panels. Although deemed to be 'temporary', a lifetime of 25 years is a long time and it is currently unknown if the site could genuinely be returned to its original state. Solar panels on house roofs would be acceptable.	Noted. The solar farm now has planning consent. The AoS will be reviewed again prior to submission but it is unlikely to be extended as there are ongoing concerns about the extent of the existing proposed area which was justified in the landscape study (a background document).	No further change.

Ref. No.	Page No. Para No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council’s Consideration	Amendments to NDP
				The Area of Separation should include from the Solar Farm and the Health Innovation Campus as well as to the north (the proposed hospital) and eastern boundaries of Bailrigg Village.		
PC2		Policy SR1	Support	Vital that Bailrigg Village keeps a separate identity and is not 'swallowed up' by Lancaster as happened in the past with Scotforth and Golgatha. It should not either be surrounded by University Expansion projects. It must remain as a typical English rural hamlet	Noted. The AoS, settlement boundary and design guide document should help to ensure Bailrigg village maintains its distinct local identity.	No change.
PC3		Policy SR1	Support	The greenspace between Lancaster city and Lancaster University, encompassing the hamlet of Bailrigg must be used wisely for the benefit of the whole district. Whilst I believe that mass development, such as that proposed by Gladman and the NHS, is an inappropriate destruction of this vital and unique greenspace, and that the Area of Separation is the conceivable minimum, it is important that the acceptable use of this land be more clearly defined.	Noted. Refer to the Local Plan Part One paras 22.37-38 and SRNP paras 2 and 3 p16. Proposals in the AoS will be assessed according to their impact on the openness and visual amenity and will not be supported where they would lead to coalescence between settlements. Once SRNP is made (adopted) any proposals within the identified AoS will be considered accordingly and some proposals will be more acceptable than others. Development proposals within the Bailrigg settlement boundary	Add 'above ground' before 'built form' in final sentence of para 7 p17.

Ref. No.	Page No. Para No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council’s Consideration	Amendments to NDP
				<p>For example, above ground solar panels, other than in zone I and J of figure 1 of appendix 2, hospital buildings and houses should be deemed inappropriate due to proximity and overlooking of the hamlet, but buried structures such as ground source heating, attenuation tanks or even a below ground car park may be acceptable. Ideally, continued farming usage is preferable, although extensive woodland planting in the Area of Separation would also achieve both climate change mitigation as well as rural environment benefits.</p> <p>The allocation of zones A and B within the development boundary is sensible because it defines what is the maximum the hamlet can absorb within its current character and infrastructure capacity and will provide clarity to developers who have put forward inappropriate schemes in recent years which have been rightly refused. It should be made clear that development within the grounds of existing houses is permissible,</p>	<p>(including in gardens of existing properties) will be acceptable provided the designs are sensitive and where they are in accordance with Policy SR1, other relevant policies in SRNP and the Local Plan, unless material considerations indicate otherwise.</p>	

Ref. No.	Page No. Para No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council’s Consideration	Amendments to NDP
				provided it adheres to the Design Code, as for example happened with Hollybank House and Walnut Cottage.		
PC4 – Resident Landowner		Policy SR1	Object	Refer to Table 4. The response has been categorised as a Landowner comment.	Noted.	No change.
PC5		Policy SR1	Support	The hamlet needs protecting from large scale development of any sort.	Noted.	No change.
264420718		Policy SR2	Support	Full discussions with homeowners	Noted.	No change.
264771961 265316454 266067242 266458443 266460974 267045415 267045902 267151947 267151926 267168570 267642569 PH1 PH2 PH3 AC01 AC02 AC03 AC04		Policy SR2	Support		Noted.	No change.

Ref. No.	Page No. Para No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council’s Consideration	Amendments to NDP
268011037 268060831 268145126 268147885 PC1 PC2 PC5 PH4 264420718 264771961 264913036 265316454 266067242 266458443 266460974 266983086 267045415 267045902 267151947 267151926 267168570 PC4						
264913036		Policy SR2	Support	I support small scale development but this needs to be connected to reducing the speed limit on Burrow Road, pedestrian walkways on Burrow Road, and improved walking/ cycling paths in the area.	Noted. Refer to Part 10. Accessibility and Policy SR9.	No change.
266983086		Policy SR2	Support	Agreed. Properties in the area have a distinctive style which could be severely impacted if	Noted.	No change.

Ref. No.	Page No. Para No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
				new build properties are not designed sympathetically to the rural environment.		
267624732		Policy SR2	Support	Only a limited number of properties can be allocated here due to the current access limitations across the rail line. Also the sight line of the drumlin is critical in preserving the rural nature of the area.	Noted. The area is within the Lancaster South Broad Location for Growth, but the rail line and access are significant barriers / constraints. The new emerging Local Plan will consider how Lancaster's new housing growth target can be accommodated including any strategic sites.	No change.
267683324		Policy SR2	Support	There is currently no area of separation for Lower Burrow. Should there be any larger scale development planned in this area (which we would be vehemently opposed to) greater than the 1s & 2s and infill referred to, we would require a new area of separation for Lower Burrow.	Noted. The adopted Local Plan does not support an AoS in this area. However, the PC will remain engaged in the new Local Plan process and is committed to protecting the setting and character of Lower Burrow and Burrow Heights if development proposals come forward in the future.	No change.
267684163		Policy SR2	Object	I don't support any building in the Burrow Heights or Lower Burrow area . If there were to be any building whether it be small or large scale (of which I would object) If it did go ahead there would be a need for an area of boundary for Lower Burrow this should be included in the plan	Noted. The adopted Local Plan does not support an AoS in this area. However, the PC will remain engaged in the new Local Plan process and is committed to protecting the setting and character of Lower Burrow and Burrow Heights if development	No change.

Ref. No.	Page No. Para No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council’s Consideration	Amendments to NDP
					proposals come forward in the future.	
267690959		Policy SR2	Support	New houses need to be sympathetically designed based on existing developments.	Noted. SRNP and the Design Guide and Codes should help to ensure future small-scale development in this area is appropriate.	No change.
267833422		Policy SR2	Support	As long as you attain the local character and keep small scale developments	Noted. SRNP and the Design Guide and Codes should help to ensure future small-scale development in this area is appropriate. However this area is within the Lancaster South Broad Location for Growth and so may see major development in the future.	No change.
PC3		Policy SR2	Support	<p>This policy is based on advice from Lancaster City Council that it should be assumed that the garden village is not going ahead (as evidenced by their decision to produce a new Local Plan) – this advice and assumption should be made clearer in the neighbourhood plan.</p> <p>In addition, paragraph 14 recognises that a garden village or similar could be resurrected in the future but only states that an area of separation “may” be considered in such circumstances – this ought to say “must be</p>	<p>Noted.</p> <p>At the current time the Garden Village proposal is not being progressed, but the area is within the Lancaster South Broad Location for Growth and so the principle of major development has been established. LCC has recently commenced work on a new Local Plan and the suitability of this area along with other areas will be considered as part of this process. The PC will remain engaged in this process and an AoS could be identified in the new Local Plan or as part of a future review of SRNP. Decisions about this</p>	No change.

Ref. No.	Page No. / Para No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council’s Consideration	Amendments to NDP
				considered” or “should be established” in order to meet Objective 2.	should be taken at the appropriate time.	
267624732		Policy SR3	Support	I agree with the concept but also believe that any new building needs to be fully insulated, solar panels built in as standard with electric car charging. Fibre broadband to the house is also essential. Also a modular prefab construction could be used which will speed up building and reduce impact in the parish during construction. the downside might be a different style of building produced but there is a high diversity here at present; not all are stone built farmhouse design.	Noted. Refer to Policy SR7 Sustainable Design and relevant parts of Design Guide and Codes.	No change.
267642569 267683324 267690959 267833422 PH2 PH3 AC01 AC02 AC03 AC04 268011037 268060831 268145126		Policy SR3	Support		Noted.	No change.

Ref. No.	Page No. Para No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council’s Consideration	Amendments to NDP
268147885 PC1 PC2 PC3 PC5 PH4 PC4						
267684163		Policy SR3	Support	Any development should respect the natural landscape . ‘Filling in building’ destroys the landscape .	Noted. Infill development is acceptable in some circumstances but all proposals will be expected to respect existing character and form etc.	No change.
PH1		Policy SR3	Support	It would be nice to see this adhered to. On many occasions around the university locals seem to be ignored.	Noted.	No change.
264420718		Policy SR4	Support	Possibly improve the university land that runs from the innovation centre to the A6, it could be planted up or made more diverse wildflower area.	Noted. Refer to University. This area lies outside the SR neighbourhood plan area.	No change.
264771961 264913036 265316454 266067242 266458443 267045415 267045902 267151947 267151926 267168570 267642569		Policy SR4	Support		Noted.	No change.

Ref. No.	Page No. Para No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council’s Consideration	Amendments to NDP
267683324 267684163 267690959 267833422 PH2 PH3 AC01 AC02 AC03 AC04 268011037 268060831 268145126 268147885 PC1 PC2 PC4 PH4						
266983086		Policy SR4	Support	Strongly support.	Noted.	No change.
267624732		Policy SR4	Support	Removal of existing hedgerows or trees should be avoided if at all possible. The mitigation of planting with new trees/hedgerows rarely is sufficient to maintain the local diversity. Corridors of hedgerow and open / less managed space are essential for wildlife movement and recolonisation.	Noted. Refer also to Table 1 - comments from LCC and some minor changes to the Policy.	No further change.
PH1		Policy SR4	Support	As above, this needs to be something that is followed	Noted.	No change.

Ref. No.	Page No. Para No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council’s Consideration	Amendments to NDP
PC3		Policy SR4	Support	The planting of three replacement trees for each felled tree is welcome but will take 30-40 years to replace the lost tree canopy and there is the risk that planting may consist of seedlings which are allowed to wither. The policy should state that saplings or, ideally, semi-mature trees must be planted.	Accepted.	<u>Amend Point 5:</u> 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
PC5		Policy SR4	Support	so important to keep our character and native species in our parish	Noted.	No change.
264420718 264771961 264913036 265316454 266067242 266458443 266460974 267045415 267045902 267151947 267151926 267168570 267642569 267683324 267684163 267690959 267833422 PH2		Policy SR5	Support		Noted.	No change.

Ref. No.	Page No. Para No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council’s Consideration	Amendments to NDP
PH3 AC01 AC02 AC03 AC04 268011037 268060831 268145126 268147885 PC1 PC2 PC4 PH4 266983086						
267624732		Policy SR5	Support	As per Q7. Areas of marsh or carr habitat should be encouraged along any of the water courses. This will help in flood mitigation as well as animal diversity.	Accepted.	Add further text: ‘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.’
PH1		Policy SR5	Support	As noted in question 5 &6	Noted.	No change.
PC3		Policy SR5	Support	Biodiversity Net Gain should be retained within the parish and not sold off to another part of the country.	Noted. This would be the preferred approach but developers have other options under legislation and national planning policy.	No change.
PC5		Policy SR5	Support	Getting more important by the hour	Noted.	No change.

Ref. No.	Page No. Para No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council’s Consideration	Amendments to NDP
264420718 264771961 264913036 265316454 266067242 266458443 267045415 267045902 267151947 267151926 267168570 267624732 267642569 267683324 267690959 PH1 PH2 PH3 AC01 AC02 AC03 AC04 268011037 268060831 268145126 268147885 PC1 PC2 PC3 PC5 PH4 264420718		Policy SR6	Support		Noted.	No change.

Ref. No.	Page No. Para No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
264771961 264913036 265316454 266067242 266458443 266460974 PC4						
266983086		Policy SR6	Support	Agreed. Properties in the area have a distinctive style which could be severely impacted if new build properties are not designed sympathetically to the rural environment.	Noted. SRNP policies and the Design Guide and Code should help to ensure small scale development responds positively to local character.	No change.
267684163		Policy SR6	Support	To build in an area which is already beautiful would be destroyed forever. If building had to take place then of course I would want it to be high quality design and fit in with houses already build . For building to take place we need the evidence it is required . So much building has already taken place leading to no future rural landscape .	Noted.	No change.
267833422		Policy SR6	Support	Critical to maintain	Noted.	No change.
266983086		Policy SR7	Support	Agreed. Properties in the area have a distinctive style which could be severely impacted if new build properties are not designed sympathetically to the rural environment.	Noted. SRNP policies and the Design Guide and Code should help to ensure small scale development responds positively to local character.	No change.
267045415		Policy SR7	Support		Noted.	No change.

Ref. No.	Page No. Para No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
267045902 267151947 267151926 267168570 267642569 267683324 267684163 267690959 267833422 PH2 AC01 AC02 AC03 AC04 268011037 268060831 268145126 268147885 PC1 PC2 PC5 PH4 264771961 264913036 265316454 266067242 266458443 266460974 266983086 267045415 267045902 267151947						

Ref. No.	Page No. Para No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council’s Consideration	Amendments to NDP
267151926 267168570						
267624732		Policy SR7	Support	All buildings need to be fully insulated and heated with heat pumps. Prefab designs to reduce costs should be allowed however the design should not be solely of one shape and finish appropriate to the area.	Partially accepted. There are a range of ways that building can be designed and built to be energy efficient and to use renewable energy. The Design Guide and Codes promotes energy and resource efficiency as part of sustainable design and provides information about how this can be achieved. Refer to prefab as an option in SR7.	Amend SR7 para 4: Use of innovative materials and design including prefabricated buildings may be appropriate where high standards of sustainability can be demonstrated.
PH1		Policy SR7	Support	Again, we have problems of flooding on Hazelrigg Lane, after the routing of cables for the solar panels. Not sufficient designs applied.	Noted. Refer also to SR8. PC to refer comments to LCC and ask them to investigate.	No change.
PH3		Policy SR7	Object		Noted.	No change.
PC3		Policy SR7	Support	The expectation that major developments will support the local community “wherever possible” leaves a lot of room for developers to say things are not possible. The policy needs strengthening to require major developers to provide an assessment and justification for what is and isn’t possible.	Noted. Planning policies should be flexible and not too prescriptive. However for major development proposals the PC will expect developers to provide evidence and justification showing they have evaluated opportunities for improving local community infrastructure, facilities and wellbeing.	No change. Add sentence to supporting text saying PC will expect developers to provide evidence to support community improvements.

Ref. No.	Page No. Para No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council’s Consideration	Amendments to NDP
PC4		Policy SR7			Noted.	No change.
264420718		Policy SR8	Support	Priority	Noted.	No change.
267624732		Policy SR8	Support	<p>Areas of marsh or carr habitat should be encouraged along any of the water courses.</p> <p>Temporary ponds need to be allowed and in a development plan. This will help in flood mitigation as well as animal diversity. All buildings need foul water separated from land run-off drainage.</p>	<p>Noted.</p> <p>Refer also to UU comments in Table 2 and proposed amendments / additional wording in relation to SUDS.</p>	No further change.
267642569 267683324 267684163 267690959 PH2 PH3 AC01 AC02 AC03 AC04 268011037 268060831 268145126 268147885 PC1 PC2 PC5 PH4		Policy SR8	Support		Noted.	No change.

Ref. No.	Page No. Para No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
264420718 264771961 264913036 265316454 266067242 266458443 266460974						
267833422		Policy SR8	Support	Critical as this is an increasing issue	Noted.	No change.
PH1		Policy SR8	Support	As noted on question 9	Noted.	No change.
PC3		Policy SR8	Support	Flooding is an issue that will only increase with climate change. The policy needs strengthening to require developers to provide an assessment and justification for what betterment is and isn't possible.	Noted. Refer also to Lancashire County Council and UU comments in Table 2 and proposed amendments / additional wording in relation to SUDS.	Insert to supporting text para 4: Where appropriate, the Parish Council will expect developers to set out evidence demonstrating how a betterment to reduce flood risk will be achieved.
PC4		Policy SR8			Noted.	No change.
266983086		Policy SR9	Support	Walking and cycling around the area is currently very dangerous due to the speed and frequency of vehicles. Any additional paths are welcomed. Also strongly support the speed limits on all suggested roads.	Noted. The section of Hazelrigg Lane besides the University lies within Ellel parish, but it is intended that the whole SR9 policy and the suggestion of yellow lines will be presented to Ellel Parish Council as part of building broad	No change.

Ref. No.	Page No. / Para No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
				<p>Signage is crucial and speed limits need to be enforced.</p> <p>I would also advocate that Hazelrigg Lane becomes double yellow lined at the University as the traffic and obstructions for parking on that road are difficult to navigate for local residents at peak times.</p> <p>Another issue linked to cars is litter. There is frequent littering on the lanes from car users throwing rubbish from windows which is unacceptable.</p>	<p>parish councils' engagement with the County Council.</p>	
267045415 267045902 267683324 267684163 267168570 267833422 PH2 AC01 AC02 AC03 268011037 268060831 268147885 PC1 PC2 PH4		Policy SR9	Support		Noted.	No change.

Ref. No.	Page No. Para No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
267151947		Policy SR9	Support	It might be useful to have more clarification on which PROW would be only footpaths and which ones are being shared cycle paths. Concessionary access that facilitates the continued use of PROW should be recognised in the plan	Noted. Realistically, only the PROW between Bailrigg and Hala is capable of being multi-user and this will be explored with the landowner, the NHS.	No change.
267151926		Policy SR9	Support	Regarding the proposed speed limits, I would probably go a little further to say that a 20mph (or even 10mph) limit is not unreasonable for the sections of Five Ashes Lane and Burrow Road that are carried over the railway bridges - where pedestrians currently need to share an extremely tight space with vehicles that can be in a hurry, posing a safety hazard. It would also be helpful to clarify that existing footpaths can only be used as footpaths. Concessionary access across private land that facilitates the continued use of footpaths/PROWs should also be recognised as such in the plan.	Noted. Maps 5 and 6 show sections of Burrow Road, Five Ashes Lane and Tarnwater Lane that require "Pedestrians in Road" signs. It is not unreasonable to link these with a consistent 20mph speed limit.	No change.
267624732		Policy SR9	Support	I would like to see even more connective footpaths and one along the R.Condor but realise that much of this is private land and needs a permissive path.	Noted. A suggested footpath along the River Condor from Proctor Moss Road to Condor Barn has been added in	<u>Amend Map 6.</u> Add a suggested footpath along the River Condor from Proctor Moss Road to Condor Barn

Ref. No.	Page No. Para No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					order to link PROWs and allow walkers to avoid walking on busy roads. Such proposals are subject to agreement with landowners and County Council.	
267642569		Policy SR9	Support	Real opportunity to create new footpaths and cycle routes that properly link and thus create an amenity Lancaster as w whole can enjoy. Traffic on Burrow Road / Tarnwater Lane / Five Ashes Lane should be reduced in speed and is currently a danger to pedestrians and cyclists.	See comments above.	No further change.
267690959		Policy SR9	Support	Improve verges on minor roads to allow pedestrians to walk safely.	Noted. Maps 5 and 6 include proposals for footpaths on the verges on Blea Tarn Road and Little Fell Lane.	No further change.
PH1		Policy SR9	Support	I disagree with 30 &40 speed limits. Most people drive at 30 to 40 mph. There will always be people who speed.	Noted. Introducing speed limits will discourage those who speed without adversely affecting existing considerate drivers.	No change.
PH3		Policy SR9	Object		Noted.	No change.
AC04		Policy SR9	Support	What would be classes as a major development proposal?	Refer to NPPF Glossary for definition of Major Development Major development: For housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floorspace of	No change.

Ref. No.	Page No. Para No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council’s Consideration	Amendments to NDP
					1,000m2 or more, or a site of 1 hectare or more, or as otherwise provided in the Town and Country Planning (Development Management Procedure) (England) Order 2015.	
268145126		Policy SR9	Support	I would support the specific mention of Dog Walkers too, since this also promotes social interaction and a sense of well-being. There is a National Walking Network newly in existence called Slow Ways (beta.slowways.org) could the NDP footpaths be linked to paths on this network?	Noted. Dog walking is permitted on PROWs but landowners may apply restrictions on permissive paths, for example around the University campus. There are no Slow Ways near the parish, but linkage could be considered in the longer term as and when policy SR9 links the path network within the parish.	No change.
PC3		Policy SR9	Support	Sustainable transport, notably cycling and walking along our rural lanes will only increase if it is made safer by traffic calming measures introduced by the County Council. The policy map 6 provides a clear “ask” from the Parish Council to the County Council and is welcome, although I believe more local surveys and data will be required to convince the County Council to act.	Noted. Map 6 is intended to form the basis of engagement with County Council and neighbouring parish councils.	No change.
PC4		Policy SR9			Noted.	No change.

Ref. No.	Page No. Para No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
PC5		Policy SR9	Support	Roads in the Parish are so dangerous due to speeding traffic we need to keep people safe whilst out enjoying the countryside.	Noted. Map 6 is intended to form the basis of engagement with County Council and neighbouring parish councils with the aim of making our roads safer for all users. Noted.	No change.
264420718 264771961 264913036 265316454 266067242 266983086 267045415 267045902 267168570 267642569 267683324 267684163 PH1 PH2 PH3 AC01 AC02 AC03 268060831 268147885 PC2 PC4 PC5 PH4		Design Code			Noted.	No change.

Ref. No.	Page No. / Para No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
266458443		Design Code		I fully support the Draft Policies 1 to 9 which will provide the basis for the secure and sustainable future development of Scotforth Rural Neighbourhood for the present and future developing communities.	Noted.	No change.
266460974		Design Code		I fully support the Draft Policies 1 to 9 which will provide the basis for the secure and sustainable future development of Scotforth Rural Neighbourhood for the present and future developing communities.	Noted.	No change.
267151947		Design Code		Fully support	Noted.	No change.
267151926		Design Code		No specific comments	Noted.	No change.
267624732		Design Code		Only as above.	Noted.	No change.
267690959		Design Code		Broadly agree with all the principles.	Noted.	No change.
267833422		Design Code		No	Noted.	No change.
AC04		Design Code		Concerned that the allowance of 1 to 2 property builds in the areas around Lower Burrow could lead to significant development creeping in the future	Noted. Refer to Table 1 LCC comments and proposed changes to Policy to reduce likelihood of unacceptable linear development along roads.	No further change.
268011037		Design Code		I must make a comment about the parcel of land F in appendix 2 Bailrigg Village Area of Separation and Bailrigg Village Development Boundary. The description for this parcel of land includes the comment that "Gladman	Accepted.	Delete ref to Gladman proposal in App 2 (except where reference to historical and dismissed planning application).

Ref. No.	Page No. Para No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council’s Consideration	Amendments to NDP
				proposals suggest it could be allotments". This land is very wet supporting large amounts of marsh grass and as such is not suitable for allotments. I suggest that the sentence is either removed from appendix 2 or a comment about the wet land is added.		
268145126		Design Code		It is disappointing that the Non-Mandatory Design Principle Codes of SHOULD are in the majority throughout the Design code. There should be more Mandatory Codes of MUST otherwise the tone of the Design Code is weak, lacking in a strong ambition.	Noted. The Design Guide sets out different types of design requirements – see p24 <ul style="list-style-type: none"> • 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). These have been prepared by AECOM and reviewed by the Parish Council and LCC.	No change.
PC1		Design Code		The Plan Design Guide and Codes have had a lot of consideration and work to achieve a very good result which reflects my thoughts as to Rural Development	Noted.	No change.

Ref. No.	Page No. Para No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council’s Consideration	Amendments to NDP
PC3		Design Code		<p>The Principles, that apply to all developments, are very reasonable. If a development cannot comply with such principles then it should be deemed unreasonable and not suitable for this area.</p> <p>Development is welcome providing it is sympathetic to the area and meets the housing needs of the parish ahead of contributing to meeting the housing needs of the wider district.</p> <p>The Design Code, that applies to small scale development, is exactly what is needed to protect and enhance the rural heritage and communities of the parish. Again, development is welcome providing it is blends with existing housing in style, material and individuality. Mass housing or multiple identical houses are not appropriate and would indicate that a developer does not understand nor respect the rural settlements of the parish.</p> <p>I think the text of the</p>	<p>Noted.</p> <p>NDP policies have to allow for some flexibility and cannot be to prescriptive to allow developments to respond positively to planning policy criteria and requirements.</p>	No change.

Ref. No.	Page No. Para No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council’s Consideration	Amendments to NDP
				Neighbourhood Plan policies should be stronger in defining what is, and is not, appropriate development.		
264420718		Further			Noted.	No change.
264771961		Further		Speeding on our Rural roads is endemic as they are being used as rat runs. Action is long overdue to make our roads safer for pedestrians and animals.	Noted. Refer to Policy SR9.	No change.
264913036 265316454 266067242 266458443 266460974 266983086 267045415 267045902 267151947 267151926 267168570 267642569 267683324 267690959 267833422 PH1 PH3 AC01 AC02 AC03 AC04 268011037		Further			Noted.	No change.

Ref. No.	Page No. Para No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
268060831 268147885 PC2 PC4 PH4						
267624732		Further		I agree that the road speed limit should be limited as proposed. There are many walkers along the local roads and I am surprised that there are not more accidents to pedestrians or runners along the roads. The lack of footpaths at the roadside might be a useful feature of the parish but with the faeming tractors getting larger and the verges getting smaller there is a significant impact.	Noted. Refer to Policy SR9.	No change.
267684163		Further		I agree that any development needs to be managed to protect our countryside but obviously would not want any building . Instead concentrate on flood risk, making roads safer and protecting our green environment .	Noted. SRNP cannot stop development but can be used to shape it.	No change.
PH2		Further		Can something be done about speeding on Blea Tarn Road and Littlefell / Hazelrigg Lane	Noted. Refer to Policy SR9 and supporting text.	No change.
268145126		Further		Apart from my comments above I think the Neighbourhood Plan is clear and thorough in its ambition and I endorse it.	Noted.	No change.

Ref. No.	Page No. Para No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council’s Consideration	Amendments to NDP
PC1		Further		We who live within this area should be thankful to the people who have produced this Plan	Noted.	No change.
PC3		Further		I understand that the neighbourhood plan must be consistent with the prevailing Local Plan, hence it only runs to 2031. However, given the review of the Local Plan and that the new Local Plan is likely to cover a period until at least 2036, it would make sense for the Neighbourhood Plan to run until, say, 2038. Thus, if the revised Local Plan conflicts with the Neighbourhood Plan then the latter may need to be revised (at the expense of the parish council), but if there is no conflict then the parish council will avoid a costly and time-consuming update of the Neighbourhood Plan in 2031 and can wait until the subsequent Local Plan comes forward.	Noted. SRNP has been prepared to be in general conformity with the adopted Local Plan. The PC may choose to review the NDP following the adoption of the new Local Plan and the plan period will then correspond to the new Local Plan.	No change.
PC5		Further		An extension of the bus service which goes along Newlands Road to cover Blea Tarn Road, Littlefell Lane and Langthwaite would keep our Parishioners in contact with the city if they are unable to	Noted. Refer to PC.	No change.

Ref. No.	Page No. Para No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council’s Consideration	Amendments to NDP
				drive or want to leave their cars at home.		

Table 4: Landowners and Developers

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<p>1. Stantec UK Limited 100 Barbirolli Square Manchester M2 3PW On behalf of: Peel Land, Persimmon Homes, Story Homes and L&Q Group (hereafter “the Consortium”).</p> <p>1.1</p>			All	Comment Object	<p>Reference: Response to the Scotforth Rural Neighbourhood Development Plan – Regulation 14 Draft Plan Consultation Introduction</p> <p>Stantec is instructed to submit this representation to the above consultation on behalf of a consortium of developers and housebuilders comprising Peel Land, Persimmon Homes, Story Homes and L&Q Group (hereafter “the Consortium”). The Consortium has an interest in the emerging Scotforth Rural Neighbourhood Development Plan (hereafter “SRNDP”) as it controls land which forms part of the wider Lancaster South Broad Location for Growth, which lies partly within the Neighbourhood Plan Area.</p> <p>As we go on to explain within this response, we have significant concerns that the emerging SRNDP</p>	Noted. See detailed response below.	No change.

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					<p>conflicts with strategic policies established within the adopted development plan for Lancaster. We are also concerned that there is a lack of credible evidence to support the proposed policies contained within the emerging neighbourhood plan.</p> <p>As such, we are of the strong view that as currently drafted, the emerging SRNDP does not meet the 'basic conditions' for neighbourhood plans, which are set out within national planning guidance.</p>		
1.2			All	Comment Objection	<p>Relationship Between the Emerging Neighbourhood Plan and the Adopted Local Plan</p> <p>As acknowledged within the consultation document, a significant proportion of Scotforth Parish – and indeed the Neighbourhood Plan Area – is located within an area of land which forms part of the 'Lancaster South Broad Location for Growth', which is allocated for much needed sustainable development within the adopted Local Plan for Lancaster District, Part One: Strategic Policies & Land Allocations Development Plan Document (hereafter "Local Plan Part One"). South Lancaster has</p>	<p>Noted.</p> <p>Refer to Basic Conditions Statement for information about SRNP meets the Basic Conditions. The Examiner will determine whether this is the case and make recommendations accordingly.</p> <p>The Plan has been prepared to be in general conformity with the strategic policies in the adopted Local Plan and has been amended during its preparation to avoid unnecessary references to the</p>	No change.

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					<p>been long identified as the most sustainable location for new housing development within Lancaster District.</p> <p>Local Plan Part One Policy SG1 designates the Lancaster South Broad Location for Growth, including Bailrigg Garden Village, as a strategic location <i>for the development of at least 3,500 new houses, alongside employment and economic opportunities including the delivery of Lancaster University Health Innovation Campus and wider University related expansion.</i> The Broad Location was identified following a rigorous assessment process during the preparation of the adopted Local Plan. This needs to be fully reflected in the SRNDP.</p> <p>As the Parish Council will be aware, only a draft neighbourhood plan which meets a set of 'basic conditions' can be put to a referendum and be made. The basic conditions, as set out in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 as applied to neighbourhood plans by section 38A of the Planning and Compulsory</p>	<p>proposed Bailrigg Garden Village and Lancaster South AAP and its evidence base which has since been withdrawn. SRNP refers to its location within the Broad Location for Growth and recognises that the area may experience significant development over the plan period and beyond.</p> <p>The NDP however has been prepared to ensure that small scale changes within this the boundary are sympathetic to existing local character.</p>	

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					<p>Purchase Act 2004, include the requirements for the neighbourhood plan to be in <i>"general conformity with the strategic policies contained in the development plan for the area" (i.e. the existing Local Plan) and for the document to "contribute to the achievement of sustainable development"</i>.</p> <p>In order that Lancaster District addresses its challenging housing needs, and to ensure that the sustainable growth of Lancaster University is not unnecessarily restricted, it is essential that Scotforth Parish Council pays full regard to Lancaster City Council's significant growth aspirations for South Lancaster, as set out within the adopted strategic policies contained within Local Plan Part One.</p> <p>As currently drafted, the emerging SRNDP fails to recognise the significance of the scale of sustainable growth planned for the area. Whilst we note that the 'Draft Vision' set out within the consultation document states that "Sympathetic large-scale development will be supported by</p>		

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					<p>significant enhancements in infrastructure to the area....as proposed in the Local Plan for Lancaster District”, we consider that the approach within the emerging SRNDP does not appropriately reflect the City Council’s growth aspirations for the area.</p> <p>Despite the City Council’s decision to cease work on the preparation of the Lancaster South Area Action Plan (AAP) and decision to commence a review of the Local Plan, South Lancaster remains a Broad Location for Growth within the District’s adopted Local Plan and as such, the area is expected to make an important contribution towards meeting the District’s future housing needs. With this mind, to ensure that the emerging SRNPA is in ‘general conformity’ with Local Plan Part One and ‘contributes towards the achievement of sustainable development’, the Parish Council should take a more positive and forward-looking approach about how best to accommodate the scale of development proposed in the area by the City Council.</p>		

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1.3			Objection		<p>It is important to recognise that the Government’s Planning Practice Guidance (“PPG”) states that neighbourhood plans should not be used as a mechanism “to constrain the delivery of a strategic site allocated for development in the Local Plan” (PPG paragraph 044 Reference ID: 41-044 20160519).</p> <p>As currently drafted, the general tone of the emerging SRNDP is to adopt a largely ‘inward’ facing, parochial approach, which attempts to restrict development within the parish boundary via the application of area of separation, landscape character area and design policies (which we go on to discuss further below).</p> <p>In order to comply with the basic conditions, we are of the strong view that the emerging SRNDP should take a much more positive and aspirational tone in support of major sustainable development, thereby ensuring that the Parish Council is able to maximise the benefits arising from the significant scale of growth which is earmarked to place in the area, itself in a sustainable manner.</p>	<p>Not accepted. SRNP and the design codes have a focus on small scale development but also note the Local Plan Broad Location for Growth. It is more appropriate for the Local Plan / strategic policies to address the major development possible in this area.</p> <p>Work has commenced on a new Local Plan for Lancaster which will have to demonstrate delivery of the revised housing requirement. SRNP will be reviewed as and when the proposed new Local Plan is adopted.</p>	No change.

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					<p>As a further point, in order to address the housing crisis and help drive economic and social growth, the Government is now asking the City Council to deliver even higher levels of new housing than is proposed in the adopted Local Plan, with a new standard methodology and planning reforms introduced in December 2024. Clearly, this creates significant challenges for the Council, which would be exacerbated if restrictions are sought on the delivery of sustainable development of scale in South Lancaster.</p>		
1.4			Obj 1 Policy SR1	Comment Object	<p>Bailrigg Area of Separation</p> <p>Draft Objective 1 set out within the emerging SRNDP is <i>“to identify a suitable and sustainable Area of Separation around Bailrigg Village....”</i></p> <p>In support of this objective, Draft Policy SR1 proposes the ‘Bailrigg</p>	<p>Not accepted.</p> <p>It is appropriate to use identifiable boundaries / landscape features on the ground to identify the AoS. The boundary is identified on a map and this provides greater certainty.</p>	No change.

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					<p>Village Area of Separation and Development Boundary', which is predicated upon maintaining openness between Bailrigg Village and the City of Lancaster to the north, as well as Bailrigg Village and Lancaster University campus to the south.</p> <p>The settlement of Bailrigg is located within the Lancaster South Broad Location for Growth, which remains a critical aspect of accommodating the District's residential and employment needs within the adopted Local Plan.</p> <p>Notwithstanding that Key Growth Principle no.6 which forms part of Local Plan Part One Policy SG1, states that open spaces should provide distinct areas of separation between new development and Bailrigg Village, we have concerns as to how the extent of the proposed Bailrigg Village Area of Separation has been defined.</p> <p>Having reviewed the '<i>Landscape Character Assessment and Evidence Base to define an Area of Separation in Scotforth</i>' report which has been</p>	<p>Refer also to the other Area of Separation in Lancaster identified by LCC on the Local Plan policies map.</p> <p>The suggestion that 'careful screening and landscaping, through for instance, the introduction of new hedgerow and tree-lined boundaries' could grow to such an extent to provide robust separation over the lifetime of the Neighbourhood Plan is unachievable and unrealistic and therefore inappropriate for designating the Area of Separation.</p>	

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					<p>produced in support of the emerging SRNDP, we note that existing landscape features/elements have been used to define the boundary for the 'area of separation'.</p> <p>In particular, overhead power lines which traverse east-to-west, to the north of Bailrigg Village have been used to define the proposed boundary.</p> <p>We are concerned that the application of an Area of Separation boundary using such physical features does not fully take account of the nuanced character of the area and is unlikely to be effective in achieving the desired aim for Bailrigg Village to remain distinct from planned new development as part of the Lancaster South Broad Location for Growth.</p> <p>Instead, we suggest that careful screening and landscaping, through for instance, the introduction of new hedgerow and tree-lined boundaries as part of the masterplanning of new development at the Lancaster South Broad Location for Growth will be more effective in ensuring that Bailrigg Village remains a distinct area.</p>		

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1.5			Obj 2 Policy SR2	Object	<p>Burrow Heights and Lower Burrow</p> <p>Emerging SRNDP Draft Objective 2 is <i>“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.”</i></p> <p>In support of this objective, Draft Policy SR2 proposes development restrictions within the ‘Burrow Heights and Lower Burrow Local Character Area’.</p> <p>In the context of the City Council’s strategic planning policy for major development at the South Lancaster Broad Location of Growth, as set out within Local Plan Part One Policy SG1, we are concerned to note that SRNDP Draft Policy SR2 proposes that development within the area is limited to <i>‘small scale infill and rounding off’</i> where an evidenced local need can be clearly demonstrated.</p> <p>The scale of the District’s significant housing needs is clearly set out within the adopted Local Plan, and its associated evidence base</p>	<p>Not accepted.</p> <p>The Policy does not limit development to small scale infill and rounding off but supports it subject to criteria. This is in general conformity with Local Plan policies.</p> <p>The Broad Location for Growth is just identified as a ‘broad location’; not every part of this area will be developed.</p> <p>Policy DM29 supports local distinctiveness: ‘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;’</p> <p>The Policy is in general conformity with Local Plan</p>	No change.

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					<p>documents, including the Lancaster Strategic Housing Market Assessment. Burrow Heights and Lower Burrow form part the South Lancaster Broad Location of Growth, which, as explained above, has been identified as an area which is designated to accommodate a significant and crucial proportion of the District's housing needs.</p> <p>As such, we do not consider that SRNDP Draft Policy SR2 which proposes to restrict development at Burrow Heights and Lower Burrow, is in <i>'general conformity'</i> with the strategic policies set out within the adopted Local Plan.</p> <p>Furthermore, we are concerned that SRNDP Draft Policy SR2 attempts to surreptitiously apply an 'area of separation' policy under the guise of protecting of the local landscape. As noted at paragraph 14 of the consultation document, an area of separation around Burrow Heights and Lower Burrow is not supported by policies contained in the adopted Local Plan.</p>	<p>Policies SP2 and SP3 (all other settlements / rural villages).</p>	

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					<p>To this effect, we note within the <i>'Identified Sites Landscape & Visual Assessment'</i> produced in support of District Local Plan (Arcadis, July 2018), the assessment for Bailrigg Garden Village – which includes Burrow Heights and Whinney Carr (located between the canal corridor to the west and the A6 and West Coast Main Line to the east) – concludes that <i>"development should be possible across this strategic site with careful consideration for key views and the protection of key landscape features to ensure effects on landscape character and visual amenity are minimised as far as possible."</i></p> <p>The 2018 assessment recommends that <i>"development within the strategic site should be laid out in smaller pockets separated by a network of green space, including agricultural land, and mitigation planting and screening measures."</i></p> <p>We support the general approach set out within the City Council's landscape evidence base and propose that careful site masterplanning, through for</p>		

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					instance, mitigation planting and screening measures, and the introduction of landscape corridors will be effective methods in ensuring that the District's challenging development needs can be accommodated in areas of the South Lancaster Broad Location of Growth, which are deemed to be of relatively higher landscape sensitivity, without compromising the City Council's overall growth aspirations for the area.		
1.6			All	Support Comment	<p>Design We note that the Consortium members are committed to the delivery of high quality and sustainable development in South Lancaster that reflects and respects the existing landscape and settlements.</p> <p>Consortium members are also committed to comprehensive public and stakeholder consultation on any proposals prior to the submission of any planning applications. Noting this, we have concerns regarding the SRNDP and its restrictive approach.</p>	Noted.	No change.

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1.7			Obj 3 Policy SR6	Comment	<p>Draft Objective 3 set out within the emerging SRNDP is <i>“to promote sustainable designs in all new development....”</i>.</p> <p>In support of this objective, Draft Policy SR6 (‘Responding to Local Character’) proposes that the SRNDP applies the design principles and codes set out within the <i>‘Scotforth Neighbourhood Plan Design Guide and Codes’</i> (hereafter “SNPDGaC document”), which is appended to the consultation document.</p>	Noted.	No change.
1.8			Policy SR6 Policy SR7	Comment	<p>Draft Policy SR7 (‘Sustainable Design’) goes on to set out policies in relation to climate change and environmental sustainability, with reference to the aforementioned SNDGaC document.</p> <p>As currently drafted, we are unclear as to what scale of development proposals that the SNDGaC document applies to.</p> <p>At page 28 of the consultation document, bullet point 2 under the ‘Justification’ heading of Draft Policy SR6 states: <i>“Much of the Parish is located in the Lancaster South Broad Location for Growth (Local Plan Part</i></p>	<p>Policy SR7 applies to all development, except for the final paragraph which only applies to major development.</p> <p>Whilst the majority of the design codes are focussed on small scale development (particularly in relation to character etc) all proposals will be expected to incorporate sustainability principles.</p> <p>Major development proposals will also be expected to contribute to community</p>	No further change.

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					<p><i>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."</i></p> <p>Despite the suggestion in the supporting text that the scope of design policies is limited to 'small scale development', SRNDP Draft Policy SR7 makes reference to 'major development'. Whilst the SNDGaC document itself offers some clarity in explaining that "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.", it is evident that upon review of the requirements set out within the SNPDCaC document, the focus is on small scale development.</p>	<p>facilities and infrastructure. The final paragraph of the policy has been amended slightly in response to comments from LCC.</p>	

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					<p>Given the Consortium’s interests, we do not have any specific comments to make in respect of the specific design principles and codes set out within the emerging SRNDP on the basis that the focus of the SNDGaC document is small-scale development. We wish to note that it would be inappropriate for the Parish Council to adopt the SNPDGaC document as a way which would limit the City Council’s development aspirations for the Lancaster South Broad Location for Growth – this would be contrary to national policy</p> <p>For instance, we note the following requirement in relation to housing density on page 54 of the consultation document: “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.” Clearly, to ensure that Lancaster South Broad Location for Growth is capable of accommodating the circa. 3,500 new homes which are designated for delivery in the area, within the adopted Local Plan, the density figure for major new</p>		

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					<p>development will need to be significantly greater than 'around 7 – 8 DpH'.</p> <p>We reserve the right to make further comments in respect of design matters during future stages of the preparation of the emerging Local Plan, particularly should the Parish Council expand the scope of the draft design policies to specifically relate to the major development proposed within the Neighbourhood Plan Area.</p>		
1.9	All			Comment	<p>Summary Within this response to the Regulation 14 Draft Plan, Stantec has expressed significant concerns that the emerging SRNDP conflicts with strategic policies established within the adopted development plan for Lancaster – in conflict with national policy. We are concerned that the emerging neighbourhood plan fails to pay sufficient regard to the Lancaster South Broad Location for Growth, which is allocated for major sustainable development within the adopted Lancaster Local Plan Part One. As such, we consider that the emerging SRNDP does not meet the 'basic conditions', against which any</p>	Noted.	No change.

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					<p>emerging neighbourhood plan is required to be assessed.</p> <p>We recommend that the Parish Council embraces the opportunity to fully and positively engage with the proposals for the Lancaster South Broad Location for Growth. This in contrast to its current approach which appears to attempt to restricts major development within the parish boundary via the application of area of separation, landscape character area and design policies.</p> <p>We trust that these comments are helpful. We look forward to receiving confirmation of your receipt of this representation and we would be grateful if you could please keep us informed of the Parish Council's progress as it moves forward with the emerging neighbourhood plan. Please do not hesitate to contact us if you require any further clarification regarding any of the points made in our response.</p> <p>Yours sincerely</p>		

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<p>2. Turleys On behalf of University Hospitals of Morecambe Bay NHS Foundation Trust</p> <p>Turley Office 6 Atherton Street Manchester M3 3GS T 0161 233 7676</p> <p>2.1</p>			All	Comment	<p>Representations to Scotforth Rural Neighbourhood Plan – Regulation 14 Draft Plan On behalf of University Hospitals of Morecambe Bay NHS Foundation Trust March 2025</p> <p>1. Introduction</p> <p>1.1 This report provides representations to the Scotforth Rural Neighbourhood Plan ('SRNP') (Regulation 14 Draft Plan) on behalf of University Hospitals of Morecambe Bay NHS Foundation Trust (hereafter referred to as 'the Trust').</p> <p>1.2 These representations are submitted in relation to the Trust's involvement in the national New Hospitals Programme. University Hospitals of Morecambe Bay NHS Foundation Trust and Lancashire Teaching Hospitals NHS Foundation Trust are working collaboratively on the Lancashire and South Cumbria New Hospitals Programme (L&SC NHP), aimed at addressing significant problems with the ageing hospitals in both Lancaster (Royal Lancaster</p>	Noted.	No change.

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					<p>Infirmery (RLI)) and Preston (Royal Preston Hospital). The government has recently endorsed a revised programme for delivery, with construction of a new hospital to replace the RLI anticipated to begin between 2035 and 2038.</p> <p>1.3 These representations therefore seek to ensure that the SRNP does not prejudice this once-in-a-generation opportunity for Lancaster.</p> <p>1.4 The remainder of this report is structured as follows:</p> <ul style="list-style-type: none"> • Section 2: Lancashire and South Cumbria New Hospitals Programme – background and context, including an overview of the existing RLI estate. • Section 3: the Legislative and Policy Context. • Section 4: Comments on the draft SRNP. • Section 5: Summary and conclusions 		
2.2			All	Comment	2. Lancashire and South Cumbria New Hospitals Programme	Noted.	Refer to proposal in supporting text.

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					<p>Royal Lancaster Infirmary (RLI)</p> <p><i>“We require investment in new hospital infrastructure that will allow us to not only meet but aspire to exceed [national] standards. Our staff and patients deserve hospital facilities that can host the very best in modern healthcare treatments, delivered in an environment that offers care, dignity and privacy. This should be a fundamental tenet of our hospitals rather than an unachievable goal while working within the buildings we currently have.1</i></p> <p>2.1 RLI is the University Hospitals of Morecambe Bay NHS Foundation Trust principal hospital, providing a range of general acute hospital services with an Emergency Department, critical coronary care units and various consultant led services. RLI also provides a range of planned care including outpatients; diagnostics; therapies; maternity and day case and inpatient surgery.</p> <p>2.2 The L&SC NHP Case for Change report2 outlines the key challenges that face the RLI estate and why the</p>		<p>Amend paragraph 4; 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.</p>

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					<p>provision of a new hospital on a new site to replace these existing facilities is a necessity to overcome the wider challenges discussed in paragraph 2.3 above. At the time of the report (published July 2021) these included:</p> <ul style="list-style-type: none"> • There is a backlog in maintenance costs totalling £88 million, predominantly relating to the condition of the ageing estate. • Running costs are double that of a new build at £442 per m2 due to the age of the site. • The site is configured over a challenging topography across around 20 separate buildings of various sizes and ages. Most, but not all of the buildings, are linked by long passages and some buildings are separated from the main complex by public highways. This leads to longer journey times for staff and patients resulting in poor experiences of car, patient discomfort and significant operational efficiencies. • Owing to the topographical challenges across the site, access is particularly problematic for people with a disability, with transport to some parts of the hospital is only possible by ambulance. 		

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					<ul style="list-style-type: none"> • The existing estate fails to meet many Health Building Notes (HBN) standards – for example, single room provision is only 50% of the recommended standard and less than a third of the ambition for 70% single rooms. • Car parking is inadequate with only 460 car parking spaces available for more than 2,500 staff. <p>2.3 These challenges are significant and are critical to address to ensure that the Trust can continue to serve both the current and future needs of the local population, including that the hospital continues to play a key role in the economic growth of Lancaster and the region as a whole.</p>		
2.3			All	Comment	<p>L&SC New Hospitals Programme <i>“The New Hospitals Programme offers Lancashire and South Cumbria a once-in-a-generation opportunity to transform our ageing hospitals and develop new, cutting-edge hospital facilities that offer the absolute best in modern healthcare. Our ambition is to make our region a world leading centre of excellence for hospital care.”</i></p>	Noted.	Refer to proposal in supporting text.

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					<p>2.4 In September 2019, the Government introduced its Health Infrastructure Plan⁴ (HIP), which set out a five-year programme of investment in health infrastructure, including a new hospital building programme (NHP) which would deliver more than 40 new hospitals.</p> <p>2.5 University Hospitals of Morecambe Bay NHS Foundation Trust and Lancashire Teaching Hospitals NHS Foundation Trust were granted seed funding to help develop plans for investment between 2025 and 2030, which subsequently became the Lancashire and South Cumbria New Hospitals Programme ('L&SC NHP'). The L&SC NHP sits within the wider strategic vision and Clinical Strategy for the Health and Care Partnership, which has three principal aims of delivering safe, sustainable, high-quality services, improving the health and wellbeing of local communities and delivering better joined up care closer to home.</p> <p>2.6 The L&SC NHP is identified as a "key enabler" in delivering the long-term clinical strategy for the Health</p>		

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					<p>and Care partnership, through improving healthcare outcomes and delivering care closer to home for patients. To do this, there are five critical challenges for the L&SC NHP to address:</p> <ol style="list-style-type: none"> 1. Demographic trends and access – collectively across the L&SC region, the hospitals work together to provide services to a population of 1.8 million people. Across this geography, accessibility to services and travel pose a significant challenge. In addition, the increasing ageing population, increasing mental and physical ill-health, and deep-rooted socio-economic challenges are all anticipated to result in an increase in demand on health services both in and out of hospitals in the future. 2. Ageing acute estate – the hospital estate across L&SC is some of the worst in the north west and does not comply with many of today's basic standards, restricting the ability to provide high-quality, safe, efficient and cost-effective services for communities. In addition, the poor condition of the 		

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					<p>hospital infrastructure is a structural barrier to our ability to recruit and retain the number of staff required to deliver services. Thus, compromising the ability to operate effectively and for the sustainability as a health service within the region.</p> <p>3. Specific-site related problems – largely linked to the ageing estates. Of most relevance to these representations is RLI, which is discussed further below.</p> <p>4. Keeping up with the best in the world – investment in L&SC hospital infrastructure will enable the Trusts to provide world class facilities, which will strengthen the position as a centre of excellence for research, education and specialised care. Furthermore, embracing digital technologies will enable the creation of an agile network of care, optimising the physical footprints of sites and minimising environmental impact.</p> <p>5. Playing a full part in rebuilding the regional economy – the hospitals across L&SC are some of the region's</p>		

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					<p>most significant community assets, being anchor institutions providing healthcare to the population and employment to around 40,000 people. Through the significant investment of the L&SC NHP, this will create more jobs and support the economic growth of the region and localities.</p>		
2.4			All	Comment	<p>2.7 Ultimately, in not investing in healthcare infrastructure through the L&SC NHP, the existing estates will dilapidate even further, compromising the quality of healthcare services that can be provided and draining NHS resources and expenditure. Furthermore, the wider benefits through the investment in healthcare infrastructure including the contribution to economic growth of the local and regional economy, will not be realised. The L&SC NHP Case for Change is clear that:</p> <p><i>“The changing requirements and health profiles of our population, along with the need and moral imperative to meet national standards in patient treatment, outcomes and care, mean that our</i></p>	Noted.	No change.

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					<p><i>current hospital buildings are unsustainable. In addition to the challenges they create today, they will pose an increasing risk as their conditions deteriorate further and healthcare pressures continue to increase.</i>⁵</p> <p>2.8 In September 2022, the Trusts in the L&SC NHP stated their preference for new hospitals on new sites for both Royal Preston Hospital (RPH) and Royal Lancaster Infirmary (RLI) as part of the NHP, alongside alternative partial rebuild options. This followed a comprehensive assessment of deliverability, affordability, value for money, and viability, considering feedback from thousands of patients, local people and staff.</p> <p>2.9 Subsequently, in May 2023, the Government recognised this and included the provision of two new hospitals on new sites for the L&SC NHP as part of a rolling programme of national investment in capital infrastructure beyond 2030.</p> <p>2.10 A significant amount of work has been undertaken to identify</p>		

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					<p>potential future locations of the new hospital sites. This included a detailed land search and subsequent assessment of the deliverability and suitability of each identified site through considering clinical requirements and planning, environmental and technical matters.</p> <p>2.11 After considerable negotiations, it was announced in December 2024⁷ that the proposed site for the replacement of RLI is land at Bailrigg East, situated north of and in close proximity to Lancaster University (see Figure 2.1 below).</p> <p>2.12 This area of Lancaster benefits from being highly accessible from the strategic road network, facilitating connections locally and across the region. In addition, Lancaster is identified as a centre of excellence for knowledge led growth, owing largely to the presence of Lancaster University, University of Cumbria and Lancaster University Health Innovation campus, directly to the south of the new hospital site. These assets provide an exciting opportunity to create linkages</p>		

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					<p>between the new hospital, to help retain and attract talent to the area and foster the ambition of the L&SC NHP to <i>“build hospital facilities that attract the best clinical, medical and leadership staff and investing in research and development8.”</i></p> <p>2.13 In taking this opportunity for a new hospital on the Bailrigg East site, it would elevate Lancaster and the region as a whole through the provision of truly world-class healthcare services and research and development facilities and, in turn, bolster Lancaster’s reputation in the knowledge and innovation sector.</p> <p>2.14 The intention once the new hospital is completed would be for the existing RLI site to be disposed of either in part or in its entirety and redeveloped. Currently, the Trust has not progressed any plans for the redevelopment of the existing RLI site. Nevertheless, the site’s prominent sustainable location in the centre of Lancaster presents the opportunity for a comprehensive and holistic mixed-use re-development of the site, as outlined through UHMBT’s representations to the</p>		

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					Lancaster City Council Local Plan Review: Issues and Opportunities consultation (September 2024).		
2.5			All	Comment	<p>Programme Update</p> <p>2.15 On Monday 20 January 2025, the Secretary of State for Health and Social Care, Wes Streeting made a statement on the outcome of the Government's review into the national New Hospital Programme. The review, which was announced in July 2024, was designed to ensure that the New Hospital Programme could be delivered in a realistic and costed manner.</p> <p>2.16 For the L&SC NHP, the outcome of the review shows an ongoing commitment to delivering two brand-new hospitals on two new sites to replace Royal Preston Hospital (Lancashire Teaching Hospitals NHS Foundation Trust) and Royal Lancaster Infirmary (University Hospitals of Morecambe Bay NHS Foundation Trust), which will create better outcomes for patients and staff across Lancashire and South Cumbria.</p>	Noted.	Refer to proposal in supporting text.

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					<p>2.17 Under a revised delivery timetable published on 20 January 20259 construction work on a replacement RLI is expected to start between 2035 and 2038.</p> <p>2.18 In light of the new programme in which the new hospitals are expected to be built, the local NHS has made the decision to pause public engagement on the proposed sites. The planned programme of public events and independent market research will be paused until the appropriate time in accordance with the revised programme of delivery.</p> <p>2.19 Nevertheless, given the SRNP area includes part of the new hospital site, it is considered necessary to submit representations to this with a view to the new hospital being located on this site in the future.</p>		
2.6			All	Comment	<p>3. Legislative and Policy Context</p> <p>3.1 The Neighbourhood Planning (General) Regulations 2012 (as amended) provide the legislative basis for Neighbourhood Planning</p>	<p>Noted.</p> <p>Refer to Basic Conditions Statement which sets out how SRNP meets the basic conditions. Ultimately the</p>	No change.

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					<p>and sets out the statutory requirements for the process of preparing a Neighbourhood Plan. Neighbourhood Plans must also meet the legal requirements set out in paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990 (as amended) including that the plan meets the 'basic conditions'. This is also set out in national planning policy (paragraph 37 of the National Planning Policy Framework), and the Planning Practice Guidance (PPG)10.</p> <p>3.2 The basic conditions are:</p> <p>(a) having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the neighbourhood plan.</p> <p>(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 Neighbourhood Planning Orders.</p> <p>(c) having special regard to the desirability of preserving or enhancing the character or appearance of any conservation</p>	<p>Examiner will determine this and make recommendations accordingly.</p>	

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					<p>area, it is appropriate to make the order. This applies only to Neighbourhood Planning Orders.</p> <p>(d) the making of the order (or neighbourhood plan) contributes to the achievement of sustainable development.</p> <p>(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).</p> <p>(f) the making of the order (or neighbourhood plan) does not breach, and is otherwise compatible with, EU obligations.</p> <p>(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).</p> <p>3.3 UHMBT's representations have had full regard to the extent to which the basic conditions are met by the SRNP, and individual policies contained within it, where relevant.</p>		

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2.7			All	Comment	<p>Lancaster City Council Local Plan</p> <p>3.4 The adopted Lancaster City Local Plan comprises the following Development Plan Documents (DPD):</p> <ul style="list-style-type: none"> • Local Plan Part One: Strategic Policies and Land Allocations (climate emergency review) DPD (adopted 22 January 2025) • Local Plan Part Two: Development Management (climate emergency review) DPD (adopted 22 January 2025) • Morecambe Area Action Plan DPD (December 2014) • Arnside and Silverdale AONB DPD (28 March 2019) • Minerals and Waste Local Plan (adopted 2009 and 2013) • Made Neighbourhood Plans <p>3.5 It is acknowledged that the SRNP has been prepared to be 'in general conformity' with the above adopted Local Plan for Lancaster.</p> <p>3.6 Lancaster City Council (LCC or 'the Council') are currently in the</p>	Noted.	No change.

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					process of preparing a new Local Plan for Lancaster. This was initiated through the suspension of work on the 'South Lancaster Growth Catalyst' which would have enabled significant development to the south of Lancaster, including Bailrigg Garden Village. As such, LCC resolved to prepare a whole new Local Plan.		
2.8			All	Comment	<p>3.7 An initial 'Issues and Opportunities' consultation on the new Local Plan was held between July and September 2024. UHMBT prepared representations to this consultation in relation to the following important opportunities for the district:</p> <ul style="list-style-type: none"> • The provision of a new hospital on a new site to replace the Royal Lancaster Infirmary in accordance with the Lancashire and South Cumbria New Hospitals Programme – this would be secured through a site allocation and associated policy within the new Local Plan. • The redevelopment of the existing Royal Lancaster Infirmary following the successful delivery of the new hospital – this would be secured through a site-specific policy relating to the redevelopment of the existing RLI site to deliver a comprehensive 	Noted.	No change.

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					<p>and holistic mixed-use development opportunity.</p> <p>3.8 These representations demonstrated that the above developments align closely with the vision and issues and opportunities outlined and will make a significant contribution to the overall success of the new Local Plan – in particular in securing healthy communities and economic prosperity for Lancaster and the wider region.</p> <p>3.9 UHMBT will continue regular liaison with LCC and engage with the local plan process to ensure the above opportunities can be realised in the new Local Plan.</p> <p>3.10 In this context, it is important to note that the plan period for the SRNP is between 2025 and 2031 and has been prepared in line with the currently adopted Local Plan for Lancaster (adopted in January 2025). At the point the new Local Plan is adopted, the more recent policy takes precedent in the decision-making process¹¹. Such that any policy within the SRNP that conflicts with the adopted plan would be</p>		

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					considered 'out-of-date' and the SRNP would most likely need reviewing in the context of the new Local Plan.		
2.9			All	Comment	<p>4. Comments on the Scotforth Rural Neighbourhood Plan</p> <p>4.1 This Section seeks to provide comments on the draft SRNP. It does not respond to all aspects of the Plan, only those deemed relevant to the Trust and more specifically the L&SC NHP.</p>	Noted.	No change.
2.10			Policy SR1	Comment Object	<p>Draft Policy SR1 Bailrigg Area of Separation</p> <p>4.2 Draft Policy SR1 has been prepared in response to Policy EN6 of the LPP1, which states that: <i>"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 development to Galgate, Bailrigg Village and South Lancaster. These areas will be specifically defined with the forthcoming Lancaster South Area Action Plan DPD."</i></p> <p>4.3 As the Council have suspended work on the Lancaster South Area</p>	Noted. See detailed response below.	No change.

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					<p>Action Plan DPD, and are instead preparing a new Local Plan, Scotforth Parish Council have sought to address the requirement for an Area of Separation around Bailrigg Village within LPP1 Policy EN6 through the SRNP.</p> <p>4.4 The Trust do not oppose in principle to the SRNP identifying an Area of Separation around Bailrigg Village and consider that this does align with the LPP1, Policy EN6. Rather, the Trust would query whether the extent of the proposed Area of Separation accurately reflects the potential impact and necessary mitigation, and the prescriptiveness of the draft policy wording.</p>		
2.11			SR1	Object	<p>Extent of the Area of Separation</p> <p>4.5 It is understood that the proposed boundary it is derived from the conclusions of the 'Landscape Character Assessment and Evidence Base to Inform Areas of Separation in Scotforth' prepared by EPD Landscape (September 2024).</p>	<p>Not accepted.</p> <p>The Parish Council would prefer to maintain the existing identified AoS. The AoS is justified in the landscape study and would help to protect the distinctiveness and setting of Bailrigg Village.</p> <p>The NDP will be reviewed when there is a new Local</p>	No change.

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					<p>4.6 This considers the following features in defining the Area of Separation:</p> <ul style="list-style-type: none"> • Northern boundary is defined by the power lines traversing the landscape from the A6 to the M6 • Elevated land to the north, resulting from the drumlin landscape character • Physical boundary of the M6 to the east with land rising -up to the motorway • Southern boundary defined by Lancaster University playing fields • Western boundary defined by fields and the back of the Health Innovation Campus at Lancaster University <p>4.7 In reviewing the extent of the Area of Separation proposed, the following are relevant and are discussed in turn below:</p> <p>Conclusions made by the Inspector in determining the planning appeal by Gladman Developments Ltd ('Gladman') (LPA ref. 19/01135/OUT and Appeal ref. APP/A2335/W/24/3345416) (Decision 21 November 2024)</p>	<p>Plan which is likely to include more detail about the hospital and it will be reconsidered at that time.</p> <p>The Gladman proposal and appeal predated the NDP and LCC officers have advised that SRNP should not refer to the former proposed Bailrigg Garden village, South Lancaster AAP or the evidence base as it has been withdrawn.</p>	

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					— Evidence prepared to inform the preparation of the Lancaster Local Plan Part One		
2.12			SR1	Object	<p>4.8 Appendix 1 provides an extract of the Parameters Plan for the Gladman appeal scheme, with the proposed Area of Separation overlaid. The Parameters Plan identifies parcels of residential development (up to a maximum height of 9.6m) and internal roads within the proposed Area of Separation identified by the draft SRNP Policy SR1. Such development by virtue of the proposed wording of draft SRNP Policy SR1 would not be permitted.</p> <p>4.9 However, the Inspector concluded at paragraphs 78 – 80 of the appeal decision¹² 4.10 Overall, the Inspector concluded that there would be limited landscape harm, as the scheme involves built development on a greenfield site (paragraph 96). the following in relation to landscape impact of the proposed development and the proposed Area of Separation in the draft SRNP (our emphasis in bold):</p>	<p>Not accepted.</p> <p>This proposal is not really relevant as it was for a housing scheme which was dismissed on appeal.</p> <p>The hospital proposal would be a very different scheme and is likely to take place in the future / beyond the current plan period.</p> <p>SRNP and the AoS will be reviewed after the new Local Plan is adopted to take account of most up to date evidence then.</p>	No change.

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					<p>Gladman Appeal Decision</p> <p><i>“78. Scotforth Parish Council in their representation make reference to a Landscape Character Assessment Study undertaken to support the Neighbourhood Plan. This outlines a suggested Area of Separation which it states would provide protection from inappropriate development and stop the coalescence of settlements namely Lancaster and Bailrigg and Bailrigg and the University and prevent wider change in the landscape character. Figure 8 of the document illustrates an Area of Separation extending north to the power lines which cross the appeal site, east to the motorway and to the University boundary to the south.</i></p> <p><i>79. The Development Framework Plan and Parameters Plan illustrate the provision of open space including allotments, SuDS features, footpaths and cycle routes new woodland and planting around Bailrigg Village. It extends further to the north than suggested by the Landscape Study but does not extend as far to the east and south.</i></p>		

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					<i>80. I bear in mind that Policies SG1 and EN6 are in the context of delivering the Garden Village, of which the appeal scheme is not a part. Nevertheless, I consider that the proposed development provides an appropriate degree of separation to Bailrigg Village meeting the objectives of the above policies."</i>		
2.13			SR1	Comment	4.11 Furthermore, in relation to heritage impact, both parties in the planning appeal – Gladman and Lancaster City Council – agreed in the Statement of Common Ground that there are no heritage grounds for withholding planning permission. It was also agreed that the development would cause less than substantial harm to the setting of Bailrigg Farmhouse, with any harm being outweighed by the benefits of the scheme	Not accepted. This is not really relevant as this proposal was dismissed on appeal. Furthermore, this proposal is not really relevant as it was for a housing scheme whilst the hospital proposal would be a very different scheme with potentially significantly larger buildings.	No change.
2.14			SR1	Object	4.12 Therefore, in the context of both of the landscape and heritage considerations the Inspector did not consider these identified harms as a reason to dismiss the appeal.	Not accepted. This is not really relevant as it refers to proposal that no longer exists ie Bailrigg Garden Village.	No change.

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					<p>4.13 Importantly, as noted above, the Inspector concluded that the proposed development provides an appropriate degree of separation to Bailrigg Village and meets the objectives of the relevant Local Plan Policies SG1 and EN6.</p> <p>4.14 On this basis alone, it is recommended that the extent of the Area of Separation, particularly to the east and south is reconsidered and redrafted.</p> <p>Lancaster Local Plan Part One Evidence Base</p> <p>4.15 The LPP1 was informed by the following:</p> <ul style="list-style-type: none"> • Landscape Assessment of Emerging Site Options (Bailrigg, Lancaster), prepared by Woolerton Dodwell (November 2012) • Identified Sites Landscape and Visual Impact Assessments, prepared by Arcadis (July 2018) <p>4.16 Each of these assessments confirmed that development at Bailrigg would result in fundamental changes in existing open character and some existing views. However, that the magnitude of change and significance of effects on landscape</p>	<p>Furthermore, the comments acknowledge that the Woolerton Dodwell report specifically included the swathe of higher land alongside the M6 overlooking Bailrigg for separation, whereas Gladman sought to develop in this area. Putting forward both cases is to provide conflicting and contradictory evidence. The assessment by EPD carefully includes this higher ground and is consistent with the previous Local Plan policy EC1-Key Urban Landscapes, that this specific land should remain open. Policy SG1 may have superseded EC1 but its Broad Location of Growth is just identified as a 'broad location'; not every part of this area will be developed.</p>	

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					<p>character and value arising from development could be mitigated to some extent. This includes through:</p> <ul style="list-style-type: none"> • The establishment of undeveloped buffer zones. • The provision of a network of green infrastructure to reduce the scale and massing of built development, including through the retention of existing trees and hedgerows where possible. • Setting development withing smaller blocks, where possible, set within the green infrastructure to provide screening and allow integration into the landscape. <p>4.17 The 2012 report identified a potential mitigation plan (Appendix 2) which identified how the above elements could be defined across the site to provide appropriate mitigation. This included defining indicative buffer zones. These are identified around the boundaries of the site, around Bailrigg Village and also along the elevated part of the site.</p> <p>4.18 Whilst the Trust may not agree with all of the indicative buffer zones identified, this does demonstrate</p>		

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					<p>that a much smaller mitigation area around Bailrigg Village was considered as providing suitable mitigation with regards to landscape and heritage impacts. This is more aligned with how the proposed development in the Gladman scheme was presented, and what the Inspector ultimately deemed as appropriate.</p> <p>4.19 Whilst the Landscape Assessment prepared for the SRNP was undertaken more recently, given the findings between the 2012, 2018 and 2024 assessments remain generally in accordance with one another, it is queried as to how the conclusions drawn between what is suitable mitigation and ultimately the extent of the Area of Separation can differ so much.</p> <p>4.20 It is suggested that an independent assessment of all available landscape evidence is undertaken, to ensure that the extent of the Area of Separation is fully justified and aligns with the Local Plan Policies SG1 and EN6. Failure to do so would compromise</p>		

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					the SRNP meeting the basic conditions for a neighbourhood plan.		
2.15			AR1	Object	<p>Summary on extent of Area of Separation</p> <p>4.21 The conclusions of the Inspector in the Gladman appeal and the evidence prepared to inform the LPP1 would suggest that the proposed boundary of the Area of Separation in draft SRNP Policy SR1 is not justified. Therefore, this should be analysed through further assessment to ensure it is robust and does not prejudice sustainable development being brought forward on the site.</p> <p>4.22 In not doing so, this would conflict with Policies SG1 and EN6 of the LPP1, such that draft SRNP Policy SR1 would not meet the basic conditions for a neighbourhood plan.</p>	See above	No change.
2.16			SR1	Object	<p>Proposed wording of draft policy SR1</p> <p>4.23 The draft policy outlines the following: “Within the Area of Separation proposals which maintain and enhance the general open and green character will be supported as part</p>	<p>Not accepted.</p> <p>These are given as examples of the types of use that may be acceptable in an AoS.</p>	No change.

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					<p>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.”</p> <p>4.24 It is not considered necessary for the policy to be this prescriptive. This does not align with Policy EN6 in the LPP1, which states: <i>“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.”</i></p> <p>4.25 Furthermore, as above, the Inspector concluded that the development proposed by Gladman provides an appropriate degree of separation to Bailrigg Village and</p>		

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					<p>meets the objectives of the relevant Local Plan Policies SG1 and EN6. The proposed development included built development within the proposed Area of Separation.</p> <p>4.26 It should therefore be for development that comes forward on the site or within the Area of Separation to demonstrate how the proposals affect the openness and visual amenity of the area and determine the development appropriate in such areas to mitigate any impact.</p> <p>4.27 The policy wording should therefore be amended to remove paragraph 3 to ensure it aligns with Local Plan policy EN6 and therefore meets the basic conditions for a neighbourhood plan.</p>		
2.17			All	Comment Object	<p>5. Summary and Conclusions</p> <p>5.1 This report provides representations to the SRNP (Regulation 14 Draft Plan) on behalf of University Hospitals of Morecambe Bay NHS Foundation Trust.</p>	Noted – see above	No change.

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					<p>5.2 These representations are submitted in relation to the Trust's involvement in the national New Hospitals Programme. University Hospitals of Morecambe Bay NHS Foundation Trust and Lancashire Teaching Hospitals NHS Foundation Trust are working collaboratively on the Lancashire and South Cumbria New Hospitals Programme (L&SC NHP), aimed at addressing significant problems with the ageing hospitals in both Lancaster (Royal Lancaster Infirmary (RLI)) and Preston (Royal Preston Hospital). Of which the government has endorsed the delivery of these two new hospitals through the revised programme announced in January 2025.</p> <p>5.3 The Trust has outlined specific concerns with regards to the proposed Area of Separation around Bailrigg Village, proposed through draft SRNP Policy SR1. The Trust consider that further review and assessment is required to define an appropriate boundary which considers all available evidence, including that produced as part of the LPP1 preparation and the recent conclusions on landscape and</p>		

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					<p>heritage impact by the Inspector in deciding the Gladman planning appeal.</p> <p>5.4 In its current form the draft SRNP Policy SR1 does not reflect policies in the Local Plan and also national policy, such that it does not meet the basic conditions for a neighbourhood plan and should be revisited and redrafted.</p> <p>5.5 This is in the context of the proposed new hospital for Lancaster being identified to be located on the land to the north of Bailrigg Village, as recently endorsed by the government. These representations seek to ensure that the SRNP does not prejudice this once-in-a-generation opportunity for Lancaster.</p> <p>5.6 The Trust is also actively engaging with Lancaster City Council in the preparation of the new Local Plan for the district and have sought through representations to the most recent Issues and Opportunities consultation for the following:</p> <ul style="list-style-type: none"> • The provision of a new hospital on a new site to replace the Royal 		

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					<p>Lancaster Infirmary in accordance with the Lancashire and South Cumbria New Hospitals Programme – this would be secured through a site allocation and associated policy within the new Local Plan.</p> <ul style="list-style-type: none"> • The redevelopment of the existing Royal Lancaster Infirmary following the successful delivery of the new hospital – this would be secured through a site-specific policy relating to the redevelopment of the existing RLI site to deliver a comprehensive and holistic mixed-use development opportunity. <p>5.7 These representations demonstrated that the above developments align closely with the vision and issues and opportunities outlined and will make a significant contribution to the overall success of the new Local Plan – in particular in securing healthy communities and economic prosperity for Lancaster and the wider region.</p> <p>5.8 It is important to note that the plan period for the SRNP is between 2025 and 2031 and has been prepared in line with the currently adopted Local Plan for Lancaster</p>		

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					(adopted in January 2025). At the point the new Local Plan is adopted, the more recent policy takes precedent in the decision-making process ¹³ . Such that any policy within the SRNP that conflicts with the adopted plan would be considered 'out-of-date' and the SRNP would most likely need reviewing in the context of the new Local Plan.		
Farrington 3.1			Vision	Object	To create a community for people of all ages to live and enjoy life in this area, where there are a variety of homes and sizes of buildings for their needs.	Noted.	No change.
3.2			SR1	Object	<p>We object to the proposed separation & development boundary around Bailrigg village.</p> <p>We wish you to consider moving the development boundary to include our 5 1/2 acre plot, situated between Bailrigg and the HIC, so as to create a development where more people can live and enjoy the village life.</p> <p>Building housing is high , on the government agenda at the present moment, so even though this development would only slightly go to providing the number of houses</p>	<p>Not accepted.</p> <p>The proposed change would eliminate the open area between Bailrigg Village and the University. The aim of the AoS is to maintain the open character and provide a break between areas of built form. The AoS would help to protect the protect the character and setting of a small village so that it does not become subsumed into the major built up areas of the university and Lancaster City.</p>	No change.

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					<p>Lancaster's quote demands, it would finish off the village in a pleasing way.</p> <p>Bailrigg village now finds itself in an urban development, being surrounded by the University, the Solar farm, Student housing that looks like a Shed, a supermarket and land designated for a future Lancaster Hospital, so we feel you should develop the few fields around Bailrigg, rather than let them go to being a wilderness and a haven for vermin. This would enhance the village rather than disfigure it. [We] would welcome further contact if that would be appropriate. Enclose map of Bailrigg with land ownership marked.</p> <p>(Refer to Appendix B annotated map)</p>	<p>Part of the plot in question, fronting onto Bailrigg Lane, is included within the development boundary, where development would be consistent with the character of the village.</p>	
Lancaster University			Vision	Support		Noted.	No change.
4.1							
4.2			Objectives	Support		Noted.	No change.
4.3			SR1 SR2 SR3	Support		Noted.	No change.

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
4.4			SR4	Support	It might be helpful if this recognised that it might not always be possible to maintain all elements but acknowledge an expectation that were they are lost they are replaced.	Noted.	No change.
4.5			SR5 SR6 SR7 SR8 SR9	Support		Noted.	No change.
4.6			Design Code		I wonder if there might be more consideration of development other than small scale residential development.	Noted. Other types of development would be considered against policies in the Local Plan and national planning policy. NDPs do not have to address all planning issues.	No change.

Appendix A (Representation from Turleys)

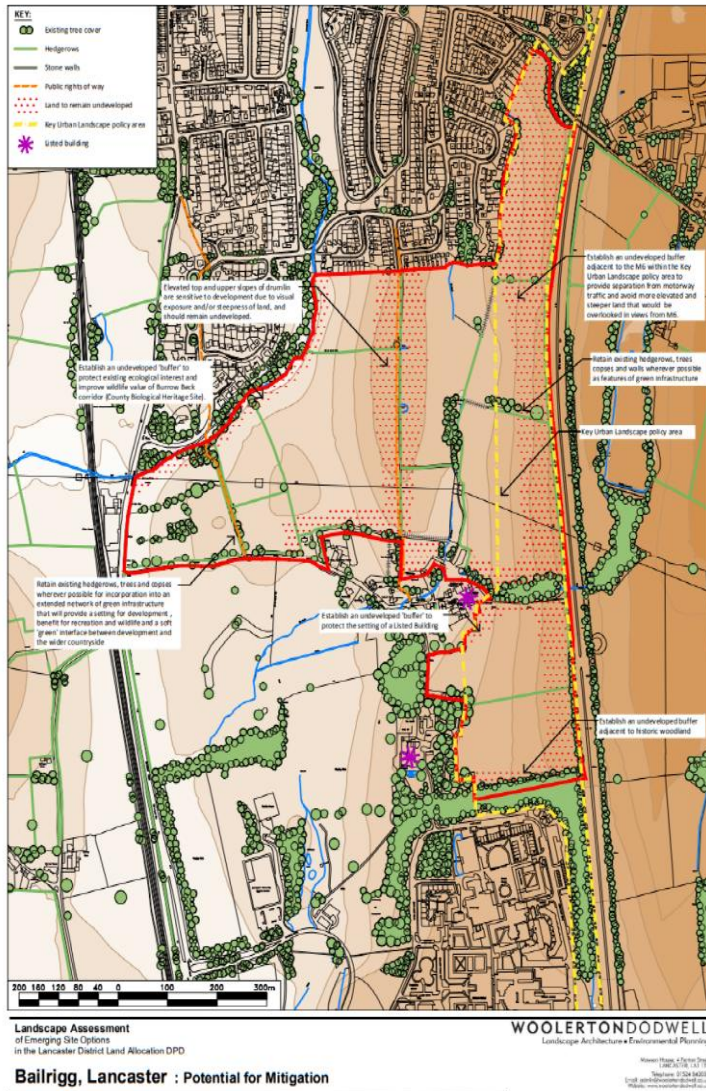
Figure 2.1: Proposed site for the replacement of Royal Lancaster Infirmary (Source: <https://newhospitals.info/ProposedSites>)



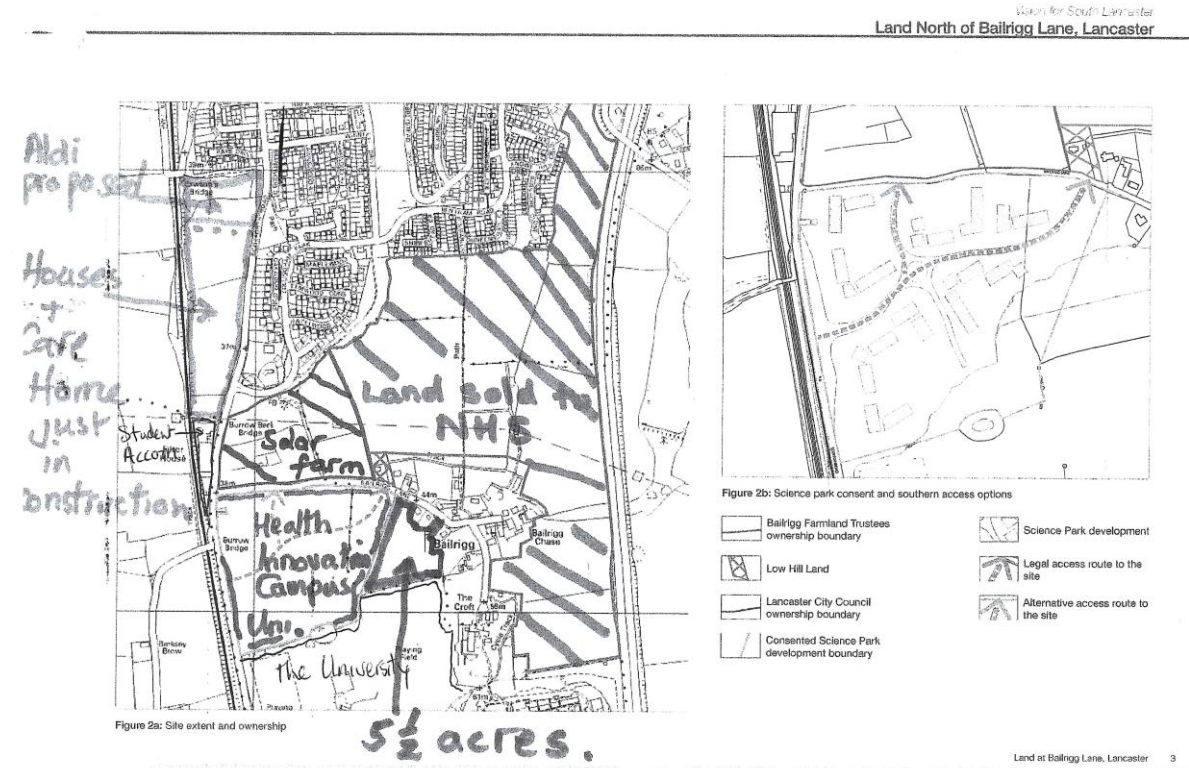
Appendix 1: Extract of Parameter Plan of Gladman Developments Ltd Proposed Development on land north of Bailrigg Village



Appendix 2: Landscape Assessment of Emerging Site Options, Bailrigg, Lancaster: Potential for Mitigation (November 2012)



Appendix B (Representation from Farrington)



Scotforth Parish Council

July 2025

