

From: Tony Burton

Sent: 03 February 2026 14:52

To: Huddleston, Eleanor (Lancaster City Council) / Scotforth Parish Council

Cc: Dobson, Gillian (Lancaster City Council)

Subject: Scotforth Rural Neighbourhood Development Plan (SRNP) - Examination

Having received the submitted documents and representations my Examination has begun. I will be making an unaccompanied visit to the neighbourhood area.

I have reviewed the material for any "fatal flaws" that would prevent the Examination proceeding and have found nothing to date.

There are a number of points on which further clarification from Lancaster City Council would be helpful:

- Please can you confirm what comprises the development plan for the neighbourhood area?
- What was the date of submission of the neighbourhood plan?
- Please can you confirm whether it is Lancaster City Council's view that the neighbourhood plan is in general conformity with the strategic policies contained in the development plan for the area?
- Please can you provide copies of the correspondence with Environment Agency, Historic England and Natural England on the HRA and SEA screening reports which offers their opinion on the conclusions
- Please can you confirm the SEA screening report relates to Scotforth given the reference to Carnforth in paragraph 3.1
- Please can you confirm whether the Public Rights of Way shown on Maps 5 and 6 are the same as on the Definitive Map for the neighbourhood area? Is the Definitive Map publicly accessible such that it may be used as an alternative source for showing the location of the Public Rights of Way?

There are a number of points on which further clarification from Scotforth Parish Council would be helpful (and any additional comments from Lancaster City Council on these would also be welcome):

- Has there been any process for preparing and consulting on the evidence base provided with the neighbourhood plan, including the Landscape Character Assessment and Design Guides and Code, beyond being documents

accompanying the Plan itself during public consultation, and if so then what was the result?

- Have there been any changes between the pre-submission (December 2024) and submitted Plan which raise issues relating to the SEA and Habitats Regulations screening assessments that could result in a different judgement?
- Map 4 - what is the source of the information provided?
- Policy SR4 - is the reference in part 3. to "veteran trees" and do these relate to the "stand alone trees" on Map 4?
- Policy SR4 - what is the evidence and justification for replacement trees at a ration of 3:1 and replacement hedgerows of double length?
- Policy SR7 - what is the evidence and justification for the "*preference is towards improved sustainability*" in paragraph 5 and the examples promoting community sustainability in paragraph 6
- Map 7 - what is the source of the information provided and can the boundaries of the Parcels A-K be provided? What is the gold line in Map 7 which is not included in the Key?
- There is an expectation in national Planning Practice Guidance that neighbourhood plans should "*be distinct to reflect and respond to the unique characteristics and planning context of the specific neighbourhood area for which it has been prepared*" (Paragraph: 041 Reference ID: 41-041-20140306,NPPG) and that its policies should "*serve a clear purpose, avoiding unnecessary duplication of policies that apply to a particular area (including policies in this Framework, where relevant)*" (paragraph 16, NPPF). What is distinct to the neighbourhood area and not already addressed in the Local Plan or NPPF in Policy SR5, Policy SR7 and Policy SR8?

I should additionally welcome any comments from Scotforth Parish Council on the representations made on the submitted Plan.

It will be helpful to receive a response by 22 February or otherwise to be informed when it will be possible.

My current view is that a hearing will not be required.

These requests and the responses should be made publicly available, such as by being put online.

I may come back with further questions or requests as the Examination proceeds.

Thank you for supporting the process. It will be helpful if all correspondence is shared between the local planning authority, the parish council and myself.

Tony