



**LANCASTER
CITY COUNCIL**

Promoting City, Coast & Countryside

INDIVIDUAL CABINET MEMBER AND OFFICER DELEGATED DECISIONS

FRIDAY, 2 DECEMBER 2022

Please find enclosed Decision Notice in connection with the following:

ICMD9 SLYNE WITH HEST NEIGHBOURHOOD PLAN - REFERENDUM (Pages 2 - 120)

Please note that this is subject to call-in.

Queries regarding these documents

Please contact Liz Bateson, Democratic Services - email ebateson@lancaster.gov.uk.

Democratic Services,
Town Hall,
Dalton Square,
Lancaster,
LA1 1PJ

Published on FRIDAY, 2 DECEMBER 2022



Promoting City, Coast & Countryside

**EXECUTIVE DECISIONS TAKEN BY CABINET PORTFOLIO HOLDER OR DELEGATED OFFICER
NOTICE OF DECISION**

TITLE OF DECISION: SLYNE WITH HEST NEIGHBOURHOOD PLAN - REFERENDUM	
NAME OF DECISION TAKER:	COUNCILLOR DOWDING
POSITION AND RESPONSIBILITY HELD:	CABINET MEMBER WITH RESPONSIBILITY FOR PLANNING AND PLACE MAKING
CONTACT OFFICER:	FIONA CLARK
TELEPHONE:	01524 582222
E-MAIL:	fjclark@lancaster.uk.uk
Details of Decision:	
<ol style="list-style-type: none"> Endorsement of the proposed changes to the Neighbourhood Plan, as set out in the Examiners Report and agree that decision statement can be issued to inform interested parties that the modified Neighbourhood Plan should proceed to Referendum as soon as reasonably possible. Agree to the advance funding of the Referendum which will be claimed back from the Government in due course. 	
Reasons for the decision:	
<p>Proceeding with the referendum would be to the benefit of adopting localism within the district, enabling communities to shape their area. It would enable the community as a whole to decide if the plan should be used by the Council for determining planning applications.</p> <p>Given the level of work undertaken by the Parish council alongside the extensive consultation that took place prior to the Examination of the plan it is considered that subject to the outcome of the referendum that it is the will of the community of the Parish of Slyne with Hest for a neighbourhood plan to be adopted.</p> <p>The independent Examiner has scrutinised plan in making an assessment as to whether it meets the Basic Conditions and subject to modification is of the view that the plan is ready to proceed to Referendum.</p> <p>In conclusion, the Slyne with Hest Neighbourhood Plan is ready to proceed to referendum, subject to modifications as recommended by the Examiner.</p>	
IS THE DECISION URGENT	
No	
I confirm that I have taken account of the options proposed by officers, the various implications set out in the report and the comments of the Monitoring and Section 151 Officers and am authorising the decision as set out above.	
SIGNATURE OF DECISION TAKER:	Cllr Gina Dowding
DATE:	2.12.22
<i>THIS SECTION TO BE COMPLETED BY DEMOCRATIC SERVICES</i>	
DATE DECISION TAKEN:	2.12.22
DATE RECEIVED BY DEMOCRATIC SERVICES:	2.12.22
	REF NO. ICMD9

LANCASTER
CITY COUNCIL

Promoting City, Coast & Countryside

DATE DECISION PUBLISHED:	2.12.22	IMPLEMENTATION DATE (publication day + 5 working days):	12.2.22
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CABINET

Slyne with Hest Neighbourhood Plan Decision to Proceed to Referendum

**Individual Cabinet Member Decision
(Councillor Dowding)**

Report of Director for Economic Growth & Regeneration

PURPOSE OF REPORT			
To seek approval from the cabinet member for the Slyne with Hest Neighbourhood Plan to proceed to referendum at the earliest possible opportunity.			
Key Decision		Non-Key Decision	X Referral from Cabinet Member
Date of notice of forthcoming key decision	N/A		
This report is public			

RECOMMENDATION OF THE DIRECTOR OF ECONOMIC GROWTH & REGENERATION

1. That the Cabinet Member endorses the proposed changes to the Neighbourhood Plan, as set out in in the Examiners Report and agrees that decision statement can be issued to inform interested parties that the modified Neighbourhood Plan should proceed to Referendum as soon as reasonably possible.
2. That Cabinet Member agrees to the advance funding of the Referendum which will be claimed back from the Government in due course.

1. INTRODUCTION

- 1.1 The National Planning Policy Framework (NPPF) and the Localism Act 2011 give local communities direct power to develop their shared vision for their neighbourhood and deliver the sustainable development they need. Neighbourhood planning provides a powerful set of tools for local people to get the right type of development for their community. The referendum is the culmination of the neighbourhood plan production process.
- 1.2 Slyne with Hest Parish Council is seeking to prepare their own neighbourhood plan

under the powers described and have now reached an advanced stage in its preparation. The Independent Examination into the Plan took place between June to September and an Examiners Report has now received indicating that, subject to modifications their neighbourhood plan can be advanced to the referendum stage. These modifications have now been made.

2.0 PROPOSAL DETAILS

- 2.1 Slyne with Hest Parish Council began work on their Neighbourhood Plan following the areas designation in April 2016. In preparing the document the group has placed community engagement at the heart of their plan, undertaking a series of consultations and building evidence to support the policies contained in the plan.
- 2.2 The content of the plan seeks to address a range of issues including ecology, the scale, design and type of new development, tourism and business development, flooding and drainage, the impact of development on views, development which may affect the coastline, landscape, community facilities, green spaces, footpaths and road safety and heritage. The plan contains a range of descriptive policies which seek to address issues which are important to the community.
- 2.3 The Parish Council (who are responsible for preparing the plan) fulfilled the statutory requirements of neighbourhood plan making process and have undertaken consultation on a draft plan in the autumn of 2019 and a finalised version early this year.
- 2.4 Following the publication of the final version of the Slyne with Hest Neighbourhood Plan, the documentation was scrutinised by an independent examiner. The examiner was appointed jointly between the City Council and Parish Council. The examination of the plan was carried out through the written representations procedure and did not involve any form of hearing sessions. The final version of the Examiners Report was received on the 28th September 2022 and recommended that, subject to a series of modifications, the plan can proceed to referendum. The most significant modification required relates to the removal of a proposed land allocation within the plan. The Slyne with Hest Neighbourhood Plan, sought to remove a site from the greenbelt and allocate this for housing. The Inspector did not consider this justified or in accordance with the Local Plan. The Examiner's Report is attached at Appendix B of this Report.
- 2.5 The modifications set out by the Examiner are considered to be necessary to ensure that the neighbourhood plan meets the Basic Conditions as required by the Localism Act. The basic conditions for neighbourhood plan making are:
 - Having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the neighbourhood plan.
 - The making of the neighbourhood plan contributes to the achievement of sustainable development.
 - The making of the neighbourhood plan is in general conformity with the strategic policies contained in the development plan for the area of the authority.
 - The making of the order (or neighbourhood plan) does not breach, and is otherwise compatible with, EU obligations.
 - Prescribed conditions are met in relation to the Order (or plan) and prescribed matters have been complied with in connection with the proposal for the order (or neighbourhood plan).

- 2.6 Officers have reviewed the plan in light of the proposed modifications and conclude that the plan will continue to meet the Basic Conditions when incorporating the Examiner’s modifications. Since receiving the modifications, the Qualifying Body agree that the changes are acceptable, and they have amended the Neighbourhood Plan accordingly and have confirmed that they wish for it to proceed to referendum at the earliest practicable opportunity.
- 2.7 If approved, the referendum will be held at the earliest practicable opportunity, in accordance with legislation. The question to be used in the referendum is set by the ‘Neighbourhood Planning (Referendums) Regulations 2012’, and must be “Do you want Lancaster City Council to use the neighbourhood plan for Slyne with Hest to help it decide planning applications in the neighbourhood area?”
- 2.8 If more than 50% of those voting in the referendum answer “yes”, the plan would then form part of the Development Plan for the City Council and would then need to be formally ‘made’ (adopted) by the Council. This ‘making’ of the neighbourhood plan would be a decision made by full Council.

3.0 DETAILS OF CONSUTLATION

- 3.1 The Slyne with Hest Neighbourhood Plan was formally consulted upon at Regulation 16 (The Neighbourhood Planning (General) Regulations 2012 (as amended) stage prior to the submission of the neighbourhood plan for examination by the appointed Examiner.

4.0 OPTIONS AND OPTIONS ANALYSIS (including Risk Assessment)

	Option 1: Accept the modifications of the Examiner, issue a decision statement to this effect and approve the Neighbourhood Plan to go forward to referendum.	Option 2: Reject some of the modifications of the Examiner and delegate authority to the Planning Manager to publish the decision.	Option 3: Reject all of the modifications of the Examiner.
Advantages	The benefit of a Neighbourhood Plan shaped by local residents of Slyne with Hest, enables the community to influence development in their area through plan making. It will enable the community as a whole to decide if the Neighbourhood Plan should be used by the Council for determining planning applications.	That the plan could be prepared in line with (or closer in line with) the original intentions of the Parish Council.	None known. Rejection of all the modifications would mean rejection of the Neighbourhood Plan on the basis that the Council could not be satisfied that the Plan could met the Basic Conditions required by Schedule 4B Town and Country Planning Act 1990.
Disadvantages	None known	Officers and the Parish	The Neighbourhood

		<p>Council have agreed the modifications are acceptable and that the plan is suitable to be the subject of a referendum.</p> <p>Rejecting modifications may remove clarity, factual correctness or compatibility with other local authority plans or policies. It could also lead to the Basic Conditions requirement not being met.</p> <p>Rejecting modification will require further consideration by officers as to the suitability of the plan and further consideration by Council.</p>	<p>Plan would not be made.</p>
Risks	<p>Acceptance of the Examiners' recommendations and adoption could lead to legal challenge.</p>	<p>Removal of some of the modifications may lead to the Neighbourhood Plan not meeting the Basic Conditions and to the ultimate decision that the plan should not be progressed.</p> <p>Removal of some of the Examiner's recommendations may also create ambiguity and uncertainty in the application of the Plan. This could lead to legal challenge and difficulty in the application of planning policy to planning decisions.</p>	<p>The Neighbourhood Plan, with the Examiners' recommendations, is agreeable to the Neighbourhood group. To reject the Neighbourhood Plan by not accepting the modifications could be subject to public law challenge.</p>

5.0 CONCLUSIONS

- 5.1 The preferred option is Option 1. Given the level of work undertaken by the Parish Council alongside the extensive consultation that took place prior to the Examination of the plan it is considered that subject to the outcome of the referendum that it is the will of the community of Slyne with Hest for a neighbourhood plan to be adopted.
- 5.2 The Independent Examiner has scrutinised plan in making an assessment as to

whether it meets the Basic Conditions and subject to modification is of the view that the plan is ready to proceed to Referendum.

- 5.3 In conclusion it is the opinion of the Director that the Slyne with Hest Neighbourhood Plan is ready to proceed to referendum, subject to modifications as recommended by the Examiner being made.

RELATIONSHIP TO POLICY FRAMEWORK

Neighbourhood Planning contributes to the Council's corporate plan priorities, in particular, sustainable economic growth.

Once made (adopted), neighbourhood plans will form part of the Council's Lancaster District Local Plan.

CONCLUSION OF IMPACT ASSESSMENT

(including Health & Safety, Equality & Diversity, Human Rights, Community Safety, HR, Sustainability and Rural Proofing)

The Examiner has confirmed that the Slyne with Hest Neighbourhood Plan meets the Basic Conditions (subject to recommended modifications). One of these conditions is that it must be compatible with human rights requirements. Officers agree that the plan, with modifications meets the Basic Conditions.

There are not considered to be any equality impacts relating to recommendations of this report.

Another of the Basic Conditions is to contribute the achievement of sustainable development. The neighbourhood plan was supported by a Strategic Environmental Assessment screening that concluded that the plan would not trigger significant environmental effects. In addition to this, the Council has confirmed that it believes the plan meets the Basic Conditions including in terms of sustainability.

LEGAL IMPLICATIONS

The Council's Legal duties are set out within the body of this Report and within the relevant sections of the Localism Act 2011. In accordance with regulation 12 (4) Schedule 4B of the Town and Country Planning Act 1990 (as applicable by virtue of s38A (3) of the Planning and Compulsory Purchase Act 2004), the Council must hold a referendum if it is satisfied either:

- a. The proposed Neighborhood Plan meets the following conditions

- (i) The basic conditions are met
- (ii) It is compatible with the ECHR
- (iii) It complies with the provision made by or under S38A (6) and S38B of the Planning and Compulsory Purchase Act 2004

Or

- b. The proposed NP would meet the criteria if modifications are made (whether or not recommended by the examiner).

As per paragraph 2.5 of the report, the modifications set out by the Examiner, will ensure that the Neighbourhood Plan will meets the basic requires. The Examiner has also confirmed via their report that the plan does not breach and is compatible with the ECHR.

If Council resolves to reject some of the Examiner's recommendation, it will have to give clear reasons for its rejection. If the rejection is due to some new evidence, fact or a different interpretation of a fact, then the authority will have to notify prescribed persons of the proposed decision (and the reason for it) and invite representations. The Authority may refer the issue to independent examination.

If the Council rejects all of the Examiner's recommendations then the Authority will not be able to satisfy itself that the Basic Conditions are met. This would mean that the Plan would have to be refused. This could be subject to a public law challenge if the Council's rejection of all the modifications is not justified by sound reasoning.

FINANCIAL IMPLICATIONS

As set out in the body of the report, to support the preparation of any neighbourhood plan Lancaster City Council has a duty to provide officer support to the community preparing the plan and as a result will also incur additional costs to cover (1) various stages of publicity, (2) Independent Examination and (3) a referendum. The local planning authorities are able to claim monies from DLUHC to offset the costs of undertaking this work.

A payment of £20,000 becomes eligible once the local authority have set a date for the referendum following a successful examination and this is expected to sufficiently cover all costs.

Given the advance stage of the Slyne with Hest Neighbourhood Plan the Independent Examination has already taken place, costing the City Council £10,200 + VAT. The Council's democratic service officers have advised that the estimated direct costs of holding a referendum (comprising printing and posting of voting materials, the Poll Station day staff and count voters) would be in the region of £2510.

Budgets will be updated accordingly to provide provision for the costs in the year that they are expected to occur.

There are no financial implications associated with the recommended changes to the Neighbourhood Plan as set out in the Examiners Report.

OTHER RESOURCE IMPLICATIONS

Human Resources:

Managing a referendum will also need the resources of democratic services officers, this would need to be funded from the grant, and may require additional staff resources if it impacts on other elections.

Information Services:

None.

Property:

None.

Open Spaces:

None.

SECTION 151 OFFICER'S COMMENTS

The S151 officer has been consulted and has no further comments to add to those provided within the financial implications.

MONITORING OFFICER'S COMMENTS

The Monitoring Officer has been consulted and has no further comments to add.

BACKGROUND PAPERS

Appendix A - Slyne with Hest Neighbourhood Plan Referendum Version

Appendix B - Examiners report – the examiner's report is appended for consideration and should be read in conjunction with the submission version of the neighbourhood plan

<https://keepconnected.lancaster.gov.uk/slyne-with-hest-np-consultation>

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Slyne with Hest Neighbourhood Plan 2019 - 2032

Submission Version

A Report to Lancaster City Council on the Examination of the Slyne
with Hest Neighbourhood Plan

John Slater BA (Hons), DMS, MRTPI

John Slater Planning Ltd

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28th September 2022

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Executive Summary

My examination has concluded that the Slyne with Hest Neighbourhood Plan should proceed to referendum, subject to the Plan being amended in line with my recommended modifications, which are required to ensure the plan meets the basic conditions. The more noteworthy include –

- The deletion of Policy HRA 1 as it duplicates existing protection.
- Clarify that new housing development can take place within the settlement of Slyne with Hest, which lies outside of the Green Belt and also remove reference to having to comply with the Local Plan's affordable housing policy.
- Delete the land west of Sea View Drive housing allocation and its proposed removal of the land from the Green Belt.
- Removing requirements that windfall development within the settlement area should only be on "small sites".
- Rewording the business policy and removing restrictions preventing light industrial uses and clarifying that sustainable rural tourism and small business development in rural areas must accord with the Green Belt policy.
- Encouraging flood risk assessments to have regard to evidence of localised areas of flooding.
- Amending the mapping of the key views and removing reference to the protection of unspecified views.
- Clarifying that support for new community buildings should be restricted to sites outside of the Green Belt.
- Reducing the number of identified green spaces from 16 to 11, as requested by the Parish Council.

The referendum area does not need to be extended beyond the Plan area.

Introduction

1. Neighbourhood planning is a process introduced by the Localism Act 2011 that allows local communities to create the policies that will shape the places where they live and work. A neighbourhood plan provides the community with the opportunity to allocate land for particular purposes and to prepare the policies that will be used in the determination of planning applications in their area. Once a neighbourhood plan is made, it will form part of the statutory development plan alongside the adopted Lancaster City Council Local Plan Part 1 – Strategic Policies and Land Allocations DPD and Part 2- Development Management DPD, both of which were adopted on 29th July 2020. Decision makers are required to determine planning applications in accordance with the development plan, unless material considerations indicate otherwise.
2. The neighbourhood plan making process has been undertaken under the supervision of Slyne with Hest Parish Council. A Neighbourhood Plan Steering Group was appointed to undertake the Plan's preparations on behalf of the Parish Council
3. This report is the outcome of my examination of the Submission Version of the Slyne with Hest Neighbourhood Plan. My report will make recommendations, based on my findings, on whether the Plan should go forward to a referendum. If the Plan then receives the support of over 50% of those voting at the referendum, the Plan will be “made” by Lancaster City Council.

The Examiner's Role

4. I was appointed by Lancaster City Council in June 2022, with the agreement of Slyne with Hest Parish Council to conduct this examination.
5. In order for me to be appointed to this role, I am required to be appropriately experienced and qualified. I have over 44 years' experience as a planning practitioner, primarily working in local government, which included 8 years as a Head of Planning at a large unitary authority on the south coast, but latterly as an independent planning consultant and director of my neighbourhood planning consultancy, John Slater Planning Ltd. I am a Chartered Town Planner and a member of the Royal Town Planning Institute. I am independent of Lancaster City Council and Slyne with Hest Parish Council and I can confirm that I have no interest in any land that is affected by the Neighbourhood Plan.
6. Under the terms of the neighbourhood planning legislation, I am required to make one of three possible recommendations:

- That the Plan should proceed to referendum on the basis that it meets all the legal requirements.
 - That the Plan should proceed to referendum, if modified.
 - That the Plan should not proceed to referendum on the basis that it does not meet all the legal requirements
7. Furthermore, if I am to conclude that the Plan should proceed to referendum, I need to consider whether the area covered by the referendum should extend beyond the boundaries of the area covered by the Slyne with Hest Neighbourhood Plan area.
8. In examining the Plan, the Independent Examiner is expected to address the following questions
- Do the policies relate to the development and use of land for a Designated Neighbourhood Plan area in accordance with Section 38A of the Planning and Compulsory Purchase Act 2004?
 - Does the Neighbourhood Plan meet the requirements of Section 38B of the Planning and Compulsory Purchase Act 2004 - namely that it specifies the period to which it is to have effect? It must not relate to matters which are referred to as “excluded development” and also that it must not cover more than one Neighbourhood Plan area.
 - Has the Neighbourhood Plan been prepared for an area designated under Section 61G of the Localism Act and been developed and submitted by a qualifying body?
9. I am able to confirm that, if amended in line with my modifications, the Plan does only relate to the development and use of land, covering the area designated by Lancaster City Council, for the Slyne with Hest Neighbourhood Plan, on 14th April 2016.
10. I can also confirm that it does specify the period over which the Plan has effect, namely the period from 2017 up to 2031.
11. I can confirm that the Plan does not contain policies dealing with any “excluded development”.
12. There are no other neighbourhood plans covering the area covered by the neighbourhood area designation.
13. I am satisfied that Slyne with Hest Parish Council as a parish council can act as a qualifying body under the terms of the legislation.

The Examination Process

14. The presumption is that the Neighbourhood Plan will proceed by way of an examination of written evidence only. However, the Examiner can ask for a public hearing in order to hear oral evidence on matters which he or she wishes to explore further or if a person has a fair chance to put forward a case.

15. I am required to give reasons for each of my recommendations and also provide a summary of my main conclusions.
16. I am satisfied that I can properly examine the Plan without the need for a hearing.
17. I carried out an unaccompanied visit to Slyne with Hest during the afternoon of 27th June 2022 and concluded it the following morning. I visited the housing allocation site, saw all the green spaces and the community facilities and walked along the Lancashire Canal and along part of the Foreshore, enjoying its magnificent views across Morecambe Bay to the Cumbrian Mountains as the tide was out. I drove through each of the character areas and the Parish's Conservation Area.
18. I noted the village's relationship with Lancaster and Morecambe and I was able to understand the location of the Local Plan's North Lancaster Strategic Housing Site, which is away from the main village but still falls within the parish boundary. I was able to appreciate a number of the key viewpoints, including those looking east towards the Pennines. I also was able to understand the relationship with Bolton le Sands.
19. Following my initial site visit, I prepared a document seeking clarification on a number of matters, which I sent to both the Parish Council and Lancaster City Council, entitled Initial Comments of the Independent Examiner, dated 1st July 2022. I received responses from Lancaster City Council on 28th July 2022 and from the Parish Council on 10th August 2022.
20. All these documents have been placed on the respective websites.

The Consultation Process

21. Once the area had been formally designated as a neighbourhood area an initial consultation was carried out, which ran from May to August 2016. This was initially scoped by a community coffee morning held in April which had been attended by 50 people. 500 consultation booklets were prepared and publicity was given to the consultation through the website and a Facebook page, as well as through the parish newsletter, flyers and letters sent to local businesses. This produced responses from 160 individuals and via 31 individual emails/letters. These comments were set out in a report published at the conclusion of the initial consultation phase.
22. A second consultation commenced in September 2016 and ran through to December 2017. Events were held as part of the Primary School's Mayfair held in May 2017 and a coffee morning, hosted by the Horticultural Society, was attended in July 2017 and an Information Day was held at the Memorial Hall. This phase of consultation concentrated on alternative development sites and the findings are set out in the subsequent report.
23. Following this second phase, work was refocused towards actual site allocations following the Steering Group's meeting with the Lancaster city planners.

24. Presentations were made to the Parish Council by potential developers of sites.
25. Following the completion of the SEA/HRA assessments, the completed plan was then subject to a pre-submission consultation known as the Regulation 14 consultation which ran for a six-week period from 2nd September to 14th October 2019. This produced a total of 40 responses, which are set out comprehensively in the Consultation Statement.
26. I am satisfied that the Parish Council has actively sought the views of local residents and other stakeholders and their input has helped shape the Plan.

Regulation 16 Consultation

27. I have had regard, in carrying out this examination, to all the comments made during the period of final consultation, which took place over a six-week period, between 4th February 2022 and 18th March 2022. This consultation was organised by Lancaster City Council, prior to the Plan being passed to me for its examination. That stage is known as the Regulation 16 Consultation.
28. In total, 20 responses were received, including: Natural England, Lancaster City Council, United Utilities, Applethwaite Ltd, Taylor Wimpey, Historic England plus comments made by 13 local residents.
29. I have carefully read all the correspondence and I will refer to the representations where relevant to my considerations and conclusions in respect of specific policies or the Plan as a whole.

The Basic Conditions

30. The Neighbourhood Planning Examination process is different to a Local Plan Examination, in that the test is not one of “soundness”. The Neighbourhood Plan is tested against what are known as the Basic Conditions as set down in legislation. It will be against these criteria that my examination must focus.
31. The five questions, which seek to establish that the Neighbourhood Plan meets the basic conditions test, are: -
 - Is it appropriate to make the Plan having regard to the national policies and advice contained in the guidance issued by the Secretary of State? For the sake of clarity, this examination will look at how the plan has regard to the most up to date version of the NPPF, published on 20th July 2021 and the paragraph numbers of that version will be quoted throughout this report. It appears that the neighbourhood plan was produced against the background of an earlier version of the Framework, which has caused some confusion regarding paragraph numbering.
 - Will the making of the Plan contribute to the achievement of sustainable development?

- Will the making of the Plan be in general conformity with the strategic policies set out in the Development Plan for the area?
- Will the making of the Plan breach or be otherwise incompatible with EU obligations or human rights legislation?
- Will the making of the Plan breach the requirements of Regulation 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017?

Compliance with the Development Plan

32. To meet the basic conditions test, the Neighbourhood Plan is required to be in general conformity with the strategic policies of the Development Plan, which in this case comprises The Local Plan for Lancaster 2011 to 31, Part One – Strategic Policies and Land Allocation DPD which was adopted in July 2020 and the Development Management DPD, a revised version of which, was adopted also in 2020. Other components of the development plan, which are not relevant to my examination, are the Morecambe Area Action Plan DPD, the Arnside and Silverdale AONB DPD. Also, part of the development plan is the county-wide Minerals and Waste Local Plan, which was adopted by Lancashire County Council, but is again not relevant as such matters are “exempt development”, in terms of neighbourhood planning.
33. The strategic policies which the plan is required to be in general conformity with are specifically identified in Appendix C of the Local Plan – Part 1. This identifies policies SP1 to SP10 and also particularly relevant to my consideration of the basic conditions, include Policy H2 - Housing Delivery in the Rural Areas of the district and Policy EN4 – the North Lancashire Green Belt.
34. Policy SP2 establishes the settlement hierarchy for the district and it includes the settlements of Hest Bank and Slyne with Hest, within the third tier of settlements which are identified as “sustainable rural settlements outside Areas of Outstanding Natural Beauty”. The policy states that these settlements will provide the focus for growth in the district outside the urban areas.
35. The development strategy is explained in Policy SP3 – Development Strategy for Lancaster District. This seeks to focus most development into the urban areas but it does support development in the above-mentioned sustainable settlements. It goes on to state that “the scale of planned housing growth in the rural areas will be managed to reflect existing population size, be proportionate to existing scale and character of the settlement and the availability or the opportunity to provide infrastructure, services and facilities to serve the development and the extent that the development can be accommodated in the local area”.
36. The strategic Housing Policy is outlined in Policy SP6 –Delivery of New Homes. The objectively assessed housing need figure for the district, using the nationally accepted methodology, gives a figure of between 650 and 700 homes per year – a total of 13,500 and 14,000 new homes over the plan period. However, the adopted plan put forward a lower figure, based on the constraints of on

development within the district including the AONB and the Green Belt, of 10,440 units, which is equivalent to an annual average of 522 dwellings. The policy includes a tilted delivery strategy, as it would take a number of years for some of the strategic allocation sites, to be delivered, within what will be the second phase of the plan period. 700 of these new dwellings have been allocated to the strategic allocation site known as North Lancaster. The policy also includes an additional supply of 557 units which will be delivered through neighbourhood plans.

37. The North Lancaster Strategic Site lies within the parish of Slyne with Hest and the site is allocated by Policy SG9 – North Lancaster Strategic Site and its infrastructure requirements are fully set out in Policy SG10. The Local Plan has taken that site out of the North Lancaster Green Belt. Figure 2 in the Plan shows an incorrect boundary of the strategic allocation which does not accord with the boundary as defined in the Local Plan’s Proposals Map Inset Map 1.
38. Policy H2 allocates specific sites in the rural area for a total of 985 dwellings, none of which are within the Slyne with Hest parish area. The policy states that within the settlements which include Slyne with Hest, the “council expects by the neighbourhood plan process, the respective parish councils to proactively and positively plan for housing growth within the communities”.
39. Policy EN3 sets out policies for the open countryside and Policy EN4 is the specific policy for the North Lancaster Green Belt, which is defined on the Proposals Map with the stated intention that future growth does not result in the coalescence of Lancaster, Morecambe and Carnforth. It refers to compliance with national plan policy for Green Belts and also Policy DM50 of the Development Management DPD.
40. Policy SC2 addresses local green spaces but does not identify any within the parish. Policy SE4 identifies the Lancaster Canal as one of the strategic Green Space networks which runs through the district.
41. The revised Development Management DPD sets out detailed development management policies, the most relevant for this examination is Policy DM50 dealing with development in the Green Belt.
42. My overall conclusion is that the Neighbourhood Plan, apart from where I have noted in the commentary on individual policies, is in general conformity with these strategic policies in the Lancaster City Council Local Plan Part 1.

Compliance with European and Human Rights Legislation

43. Lancaster City Council issued a screening opinion in an undated report which is included in Appendix 3 of the Basic Conditions Statement. That screening concluded that “the council is unable to conclude with certainty that it would not result in a significant environmental effect and it was determined that an SEA was required.”
44. AECOM were appointed by the Parish Council to carry out that assessment

and a Scoping Report was published. AECOM then produced an Environmental Report, dated August 2019, based on the Regulation 14 version of the plan. The plan looked at the likely significant environmental effects and reasonable alternatives, after describing the contents and objectives of the plan, the current state of the environment and set out the objectives against which the plan was to be assessed and it identified the likely significant environmental effects and the measures to address those impacts. I am satisfied that the Strategic Environmental Assessment has been carried out in a manner that is consistent with good practice.

45. The City Council, as competent authority, also issued a screening opinion in the same report, under the Conservation of Habitat and Species Regulations 2017. That concluded that a full Habitat Regulation Assessment would be required on the basis that a number of suggested policies and allocations had the potential to have a significant effect on designated sites.
46. AECOM were appointed to carry out that Habitat Regulations Assessment and this “screened in” for Appropriate Assessment the following designated sites; Morecambe Bay and Duddon Estuary SPA, Morecambe Bay Ramsar and Morecambe Bay SAC. The report concluded that any impacts could be satisfactorily mitigated so that there were no residual significant detrimental impacts on the European protected sites.
47. I am satisfied that the basic conditions regarding compliance with European legislation, are met. I am also content that the Plan has no conflict with the Human Rights Act.

The Neighbourhood Plan: An Overview

48. I must congratulate Slyne with Hest Parish Council on the quality of the plan’s documentation. The submission version of the plan is well laid out, it is an easy read and makes good use of photographs and maps which gives the reader a good sense of the parish and in particular, its stunning views across Morecambe Bay to the Cumbrian Hills beyond. The early sections give a real insight into the parish and sets the scene for the policies and this is amply demonstrated by the vision for the parish as set out in paragraph 3.3.1.
49. The plan is proposing only a limited number of policies – 11 in total including one housing allocation and also sets out 4 Projects and Community Commitments for matters that are pertinent to the parish, but which are not being put forward as land use planning policies. That is in line with good neighbourhood planning practice. The advantage of neighbourhood plans is that they only need to concentrate on issues of particular interest / concern to the local community.
50. The drafting of the actual policies does require some attention. A neighbourhood plan is actually incorporating the policies which will be used to determine planning applications, so the expectations of the policy should be clear. There are numerous examples where the proposed wording does not do that. I will give some

examples, - “The plan recommends”, “The plan proposes” or “The plan endorses”. As this is a theme which is repeated through the policies, I will be making recommendations in each of the policy areas for minor alternative wording which make its expectations for the determination of planning applications clear. That will bring the policies into line with Secretary of State advice as to how neighbourhood plan policies should be drafted.

51. One of the unique roles a neighbourhood plan can play, is to allow communities themselves to allocate sites for development. It is clear from my reading of the plan that the Parish Council has approached this matter with care and it is clear that the Parish Council has worked closely with the city council as well as with landowners. However, the plan as well as being an expression of the local community’s aspirations, also needs to meet the basic conditions, which I have described in an earlier section.
52. The biggest issue that my examination has had to confront, is whether the allocation of land which currently within the Green Belt for housing, meets the basic conditions. I will address this issue in detail in this section of the report rather than under Policy H2.
53. This neighbourhood plan has been produced in parallel with and against the backdrop of the City Council itself developing new strategic policies with a new Local Plan, and also updating its development management policies. This has established the strategic context for the preparation of this neighbourhood plan. Slyne and Hest Bank are identified as sustainable settlements in the rural areas. This means that the settlements should be the focus of new development beyond the urban areas. The key question is, whether that status means that there is an expectation that residential development should be allowed to extend beyond the existing settlement footprint as shown in Figure 3 into what is currently Green Belt.
54. The Lancaster Local Plan – Part 1, which is a relatively recently adopted local plan, does not propose changes to the Green Belt around the village of Slyne with Hest, but it does elsewhere in the parish, where for example land between the Bay Gateway and Lancaster has been removed from the Green Belt to accommodate the 700 dwelling North Lancaster Strategic Site. The evidence base for the plan included the Green Belt Review, which looked at all potential sites around the village but it did not recommend any changes as being necessary to meet the housing and employment requirements of the district nor did it highlight any anomalies that needed to be corrected (which it did elsewhere as described in paragraph 22.26 of the Local Plan Part 1).
55. This Green Belt Review was said by the Local Plan Inspector to be a robust piece of work. He said in paragraph 39 of his report.

“The Green Belt Review is one component of a wider site assessment and selection process to identify a supply of suitable and deliverable sites to meet the district’s employment and housing needs. In that context, I consider that the Green Belt Review is fit for purpose and provides an appropriate basis for sites to be identified for removal or more detailed consideration through the employment and housing site selection methodologies.”

56. I am not convinced that the disagreements of the Parish Council with some of the Report's findings in respect of the allocation site are so compelling as to lead me to disagree with Inspector Mc Coy's conclusion that it is "fit for purpose".
57. The Local Plan does not specify a specific housing figure for the settlement of Slyne with Hest nor has the Parish Council asked for a housing figure from the City Council, as suggested in paragraphs 66 and 67 of the NPPF. Therefore, that omission leaves something of a void, if the plan makers were to seek to establish how much land is required to be allocated for residential development, in the way that it is consistent with the strategic aspirations set out in the local plan.
58. It has therefore not been possible for me to come to a firm conclusion as to whether, in order to assess the future level of housing growth expected in Policies SP2 and SP3, it is necessary to re-examine, as part of the neighbourhood plan process, whether there are grounds for the Green Belt boundary around the village to be changed or conversely, whether the neighbourhood plan strategy should be that development should be constrained to within the settlement boundary. It seems that the Parish Council had, early on, reached the conclusion that the Local Plan's aspirations could only be met by taking land out of the Green Belt, despite the expectations of the level of housing required to be provided in the village, not being quantified or indeed being based on any housing needs assessment due to the constraints in part imposed by the Green Belt.
59. The Parish Council appears, according to its response to my question in paragraph 15 of my Initial Comments document, to have come to a view that the plan should include a figure of 30 dwellings, based on the sole reason that that is the capacity of the site it has chosen to seek to allocate for housing development and to remove from the Green Belt. It has chosen the site because it is smaller than the other potential housing site, which has a capacity of 200 units.
60. The Local Plan identifies a number of villages within Policy SP3 as sustainable rural settlements, but it has also set out an expectation in Policy SP6 that neighbourhood plans across the district will deliver 557 units. It does not set any parameters as to how much each of the settlements should deliver. Rather it sets out in general terms in Policy SP3 as follows
- "In general, the scale of planned housing growth in rural areas will be managed to reflect existing population size, be proportionate to existing scale and character of the settlement and the availability of, or the opportunity to provide, infrastructure, services and facilities to serve the development and the extent to which development can be accommodated within the local area."*
61. I place particular weight on the last factor "the extent to which development can be accommodated *within* the local area" and I note the next paragraph of the policy it goes on to state
- "In allocating land for development, the Council have had regard to Areas of Outstanding Natural Beauty, the North Lancashire Green Belt, areas of flood risk, the historic environment and designated wildlife sites, when establishing the scale, extent and form of development."*

62. As such, I am assuming that the Lancaster Local Plan was not anticipating that changes in the Green Belt boundary around Slyne with Hest settlement would be necessary to achieve the scale of planned housing growth expected.
63. In subsequent correspondence, the City Council has confirmed that Slyne with Hest and the neighbouring village of Bolton le Sands, are the only villages identified in Policy SP3, which are constrained by the North Lancaster Green Belt. Part of the rationale for Lancaster district not being able to fully meet its objectively assessed housing need figure, is due in part, to the constraints imposed by the North Lancaster Green Belt. Therefore, that could be the same justification to establish the contribution to the overall district housing supply from Slyne with Hest will be lower than the other settlements. It can also be assumed that the expectations in the spatial strategy as set out in Policy SP3 will be delivered from sites falling within the settlement boundary. Otherwise, I would have expected the Local Plan to be making explicit statements in the context of how Policy EN4 – North Lancaster Green Belt policy is to be applied.
64. I now turn to whether the neighbourhood plan should be able to propose changes to the Green Belt.
65. My starting point is paragraph 137 of the NPPF which states: -
*“The Government attaches **great importance to the Green Belt**. The fundamental aim of Green Belt policy is to prevent urban sprawl by **keeping land permanently open**; the essential characteristics of Green Belts are their **openness and the permanence**”* (my emphasis)
66. The ability to alter Green Belt boundaries is set out in paragraph 140 of the framework. This states: –
“Once established, Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified through the preparation or updating of plans. Strategic policies should establish the need for any change to Green Belt boundaries, having regard to the permanence in the long-term, so they can endure beyond the plan period.”
67. From this statement, it is clear to me that it is the Local Plan, rather than the neighbourhood plan that should be establishing whether exceptional circumstances for a change in Green Belt boundary around the village has been properly justified and evidence. The Local Plan does not do that or even suggest that it may be a possibility.
68. The paragraph then continues: -
“Where a need for changes to Green Belt boundaries has been established through strategic policies, detailed amendments to those boundaries may be made through non-strategic policies including neighbourhood plans”
69. My interpretation of this paragraphs differs from the views expressed by City Council officers, who responded to my Initial Comments document and also those submitted on by Smith and Love Planning Consultants. I see their interpretation as being that once a local plan has accepted the need for changes to be made to the Green Belt anywhere within the district, it is then open for any neighbourhood

plan to be able to make changes to Green Belt boundaries, beyond those specifically made in the recently adopted Local Plan.

70. My alternative interpretation of that paragraph, is that the Secretary of State 's approach is whilst maintaining the importance to the permanence of the Green Belt, his wording provides flexibility to amend those revised Green Belt boundaries which have been identified by strategic policy where, for example, a neighbourhood plan would seek to provide further detail on the way strategic allocations are to be delivered.
71. I would therefore have accepted the Slyne with Hest Neighbourhood Plan could have sought to make amendments to the Green Belt boundary, say to the North Lancaster allocation site, if the Neighbourhood Plan had chosen to address in greater detail how that urban extension is to be planned and developed, as long as it stayed within the strategic policy framework provided in Policy SG9. That has been my experience elsewhere. I have previous experience on this issue when I examined a neighbourhood plan which changed Green Belt boundaries for the village of Thorpe, in the district of Runnymede in Surrey, where the Local Plan had inset the village from the Green Belt. The Local Plan specifically indicated that the neighbourhood plan could establish whether changes to those boundaries would be justified. That is not the case in respect of Slyne with Hest.
72. I am reinforced in my views by the comments of the Lancaster Local Plan Inspector, where in paragraph 40 of his decision letter, he states: -
“With regard to the likelihood of neighbourhood plans coming forward and seeking to allocate sites in the Green Belt, any further review of the Green Belt boundary would need to be carried out as part of a review of the plan.”
73. On my site visit, I was able to appreciate the openness of the proposed allocation site at land west of Sea View Drive, which contributes to the rural setting of the Lancaster Canal in this location and whilst I do not accept that its development in isolation would necessarily lead to coalescence with adjacent settlements, nevertheless its development would result in the loss of a piece of countryside which abuts the urban area. I am satisfied that the recently adopted Local Plan and its Green Belt Review was justified in green belt terms in choosing to maintain this land as Green Belt, on the grounds of its openness.
74. I note that the parties seeking to promote the proposed allocation site made representations at the Local Plan Inquiry for its release, but clearly, they did not persuade the Inspector to recommend such a modification. That forum would have been the correct vehicle, in my opinion, for promoting alterations to the Green Belt rather than doing so through a neighbourhood plan.
75. Taking all these considerations in the round, I have come to the conclusion that the Neighbourhood Plan's proposals, as set out in Policy HE2 to allocate the Land West of Sea View Drive for housing, and the associated proposals for it to be taken out of the Green Belt, would be contrary to the Secretary of State's policies for keeping Green Belt land permanently open and also would not be in general conformity with the strategic policies in the Local Plan, especially with regard to

the North Lancaster Green Belt. I have therefore concluded that this part of the plan does not meet the basic conditions and accordingly I am recommending that this housing allocation and the proposed changes to the Green Belt boundary should be removed from the neighbourhood plan.

76. There remains some limited scope for residential development to take place within the settlement boundary and this is accepted by the neighbourhood plan in Policies HE1 and HE3. As such I consider that the plan can still be positive and proactive and contribute to the settlement's role as a location for sustainable development commensurate with its role within the settlement hierarchy, albeit the scale of that development is limited to the extent that it is possible, within the constraints of being a village which is surrounded by the Green Belt.
77. Notwithstanding my conclusions on the Green Belt boundary and the housing allocation, which I know will disappoint those who are promoting the site and maybe, will be welcomed by those local residents who submitted objections at the Regulation 16 stage, I have concluded that the neighbourhood plan, when taken as a whole will deliver sustainable development, which is another of the basic conditions. The plan seeks to support windfall residential development within the settlement, which will help sustain local services, ensuring that any housing that takes place addresses local housing need, promotes good design, supports business development, protect areas of ecological importance, some of which is of international importance, protects green spaces and supports community facilities.
78. My recommendations have concentrated particularly on the wording of the actual policies against which planning applications will be considered. It is beyond my remit as examiner, to comprehensively recommend all editorial changes to the supporting text. Such changes are likely as a result of my recommendations, in order that the Plan will still read as a coherent planning document.
79. Following the publication of this report, I would urge the Parish Council and Lancaster City Council's planners to work closely together to incorporate the appropriate changes which will ensure that the text and policies of the Referendum Version of the neighbourhood plan accord with my recommended modifications.

The Neighbourhood Development Plan Policies

Policy HRA1: Protection of Ecologically Sensitive Sites

80. This policy essentially repeats the requirements set out in Policy EN7 (not EN9 as referred to in the submission version of the Plan) and Policy SP8 of the Lancaster Local Plan: Part One. I note that the Habitat Regulation Assessment did recommend the addition of the wording, to refer to these local plan policies. However, those local plan policies will still be applying to development within the plan area. Furthermore, the requirements of Habitat Regulations, would prevent the approval of any development which would affect the integrity of internationally

designated sites. This is also highlighted in Policy DM44 of the Local Plan Part Two.

81. Paragraph 16f) of the NPPF states that plans should avoid “unnecessary duplications of policies that apply to particular area”. According, this policy does not actually serve any specific purpose as the areas of internationally designated sites are already protected by national as well as strategic planning policy.
82. The Parish Council has indicated that it would not oppose the deletion of this policy.

Recommendation

That the policy be deleted.

Policy HE 1: Housing Need

83. This policy supports residential development so long as it is taking place within the settlement boundary. As drafted it could be claimed that the policy could be interpreted that its requirements would equally apply to the land at the North Lancaster Strategic Allocation, which I am confident was not the Parish Council’s intentions, as it has not sought to revisit that strategic housing allocation within its boundary. I will therefore recommend the policy refers to the settlement of Slyne with Hest which lies outside of the Green Belt as designated by the Lancaster Local Plan – Part 1.
84. The aspiration of the plan which is to ensure that the housing need for the settlement is provided, is in line with national policy as set out in paragraph 67 of the NPPF. It goes on to set out the types of homes the plan will support.
85. There has been some discussion during the examination as to whether there is a need for the second bullet point, which relates to affordable housing. The City Council has made it clear that it considers that its inclusion is unnecessary. The Parish Council has suggested a revised form of wording namely that “affordable housing must be provided in line with the requirements of the Local Plan”. That would essentially be a policy requiring compliance with an existing development plan policy which will already apply within the parish of Slyne with Hest. I am minded to agree with the views of the City Council, that there is no need for the second bullet point in the policy
86. I had questioned which types of development will be expected to follow the principles set out in the HAPPI report, whose full title is “Housing an Ageing Population: Panel for Innovation”. I am satisfied that the intention can relate to “any housing that could be occupied by any age group which we assume will be interpreted as dwellings without staircases.” That guidance will not be relevant to all residential development, I propose to caveat its applicability to “where relevant”.

Recommendations

Delete “The Plan proposes that:”

In the first bullet point replace “defined settlement boundary” and replace with “settlement of Slyne with Hest which falls outside of the

North Lancaster Green Belt as designated by the Lancaster Local Plan – Part 1”

Delete the second bullet point

In the third bullet point after “Planning Practice Guidance and” insert “where relevant”

Policy HE2: Site for New Development

87. For the reasons that are fully set out in my Plan Overview section of this report, I have concluded that the proposal in the neighbourhood plan to take the site, known as Land West of Sea View Drive, out of the Green Belt and to allocate it for a housing development comprising 30-35 dwellings, would not meet the basic conditions. Specifically, it is contrary to the strategic policy, Policy EN4 covering the North Lancaster Green Belt as established in the recently adopted Part 1 of the Lancaster Local Plan which identified the site as Green Belt. That boundary had been confirmed following the Review of the Green Belt, conducted by the City Council and endorsed by the Local Plan Inspector.
88. This policy and allocation do not, in my opinion, have regard to the Secretary of State’s policy for the Green Belt, where its fundamental aim is to ensure the permanence of the Green Belt and to maintain its openness. I do not accept that the strategic policies in the Local Plan offer the explicit strategic context to allow changes to be made to the Green Belt boundary around the settlement of Slyne with Hest, via this neighbourhood plan.
89. Accordingly, I have concluded that if I were to maintain this designation it would mean that the plan as a whole should not be made. However, I believe that by deleting this particular policy, then the neighbourhood plan as amended by other changes can proceed to referendum.
90. Once the principle of the allocation has been rejected then the need to establish criteria for how that site is to be developed becomes unnecessary and therefore, I do not need to consider it further.

Recommendation

That the policy and supporting text be deleted

Policy HE3: Future Housing Development

91. This policy sets out where windfall development can be located within the parish. As submitted, the policy would support development which is “attached to” the village footprint. That would support residential development from sites that are within the North Lancaster Green Belt and as such would not accord with the Secretary of State’s policy for development in the Green Belt and accordingly would not meet the basic conditions. I raised this issue with the Parish Council and they conceded that reference to sites being “attached to” the settlement boundary can be omitted.

92. I see no basis for support only be given to *small* sites as windfall residential development within the village footprint, will be policy compliant and in any event, what size of schemes constitutes "small", is not defined.
93. I believe that the work undertaken within the plan describing the key characteristics of the character areas, will form a sound basis for decision-making. The wording of the policy refers to the architectural styles being "as described below". The neighbourhood plan policy will be quoted beyond the confines of the neighbourhood plan document, such as a planning decision notice or in an appeal document. I will propose an alternative form of wording.
94. I do not consider that a requirement of a policy to require compliance with another local plan policy or indeed another policy in the neighbourhood plan is necessary. It is important that for the purpose of decision-making that all relevant policies are considered in respect of a planning proposal. I will be proposing that this paragraph be deleted.

Recommendations

Delete "The plan recommends that"

In the first sentence, delete "small" and "attached to or"

At the end of the first paragraph, delete "as described below"

Delete the second paragraph of the policy.

Policy BE1: Design

95. As drafted the policy appears as a recommendation. The purpose of the local plan policy is to set out the expectation on how the determination of planning application will be assessed. I will recommend the change the language to provide an appropriate degree of certainty for both decisionmaker and applicant.
96. Of the detailed aspects of the policy, I consider the reference to the density housing in the conservation area being high compared to the rest of the village, is not actually a statement of planning policy against which applications will be determined, but essentially a statement describing the character of that part of the parish and it is unnecessary as any residential development within that character area will need to meet all the aspects as set out in the policy, which includes reflecting the density of development in the immediate locality.
97. Regarding the choice of materials, I note that the policy is only *encouraging* the use of more sustainable materials. As such I do not consider that these conflict with the Secretary of State's expectations are set out in his Written Ministerial Statement, dated 25th March 2015, which states that neighbourhood plans should not set "any local technical standards and requirements relating to construction, internal layout or performance of new dwellings".
98. This equally applies to criteria which also offers "encouragement" to the use of types of materials as set out in criteria five, eight and nine. For the avoidance of doubt, planning applications that do not meet these criteria could not be refused

as the policies are only offering “support” and “encouragement” rather than setting out policy requirements which must be complied with.

99. There are some changes to the supporting text which will require amendment.

For example, a Design and Access Statement is only required major development

(i.e. 10 units or more”) or for development within a conservation area. I would suggest that the first part of 4.10 be prefaced by “Where they are required to be submitted” rather than “As outlined in the National Planning Practice Guidance”

Recommendations

In the first paragraph delete “the plan recommends that” and replace “must” with “will be expected to”

In 2, delete all text after the first sentence

Policy B1: Business Development

100. There are issues in the case of business development which takes place in areas falling outside the settlement boundary where the policy, as submitted, supports tourism and small business development, but that ignores the Green Belt status of the parish’s rural areas, where there would be presumption against any new building, in accordance with national policy. However, the Secretary of State policies do allow the reuse and replacement of existing rural businesses and that could be accommodated within the policy framework setting as set out in the paragraph 149 with the NPPF. I note the qualification in the final part of the first paragraph which refers to paragraphs 89 and 90 of the NPPF which should, as the Parish Council now accepts, be referring to paragraphs 84 and 85, but those sections of the Framework refer to all rural areas rather those than those that are within the Green Belt which is covered by a separate chapter of the NPPF. I believe that the aspirations of the policies can be met if the policy refers to existing buildings within the Green Belt. In my view referencing to the framework provided by Policy DM47 would not override the presumption against new development as set out in the Local Plan Policy DM50 development in the Green Belt.

101. The third element refers to offering support for development including the extension of existing businesses. I consider that is acceptable within the settlement boundary, but such a blanket support would not be appropriate within the Green Belt.

102. The policy supports the development of small store/work units but it excludes from that description, light industry uses and B2 industrial units. The definition of uses falling within Class E g) (iii) is “any industrial process being a use which can be carried out in any residential area without detrimental to the amenity of the area by virtue of noise, vibration, smell, fumes, smoke, suit, ash, dust or grit”. If a proposal meets these requirements, then there is no particular reason why such uses might not be permitted in any appropriate location within the parish. I do not accept the Parish Council’s justification for its inclusion, namely that “it

was thought that this was not enough to protect individual's well-being from the impact of "industrial processes" being carried out from residential properties". This is not relevant as this exception falls within the remit of referring to small storage/work units rather than uses which fall within Use Class C3 – residential properties. If a use does not meet this strict criteria, it cannot be a use that falls in to Class E(g) (iii).

103. The penultimate paragraph refers to proposals and development on previously developed land within the Green Belt, as well as requiring proposals having to comply with local plan policy. It then goes on to say that restaurants, offices and recreational facilities *may* be considered appropriate. This does not provide the level of certainty expected of a planning policy as it only refers to proposals *may be* considered appropriate. The Secretary of State advice on how neighbourhood plan policies should be drafted, as set out in the National Planning Practice Guidance is that the policy "should be drafted with sufficient clarity that decision-making can apply it consistently and with confidence when determining planning applications". Not only does it not provide certainty, but the policy as drafted does not provide certainty as to how other proposals within the same Use Class will be considered.
104. Furthermore, in terms of the size of replacements, it refers to newbuilds being "based on the footprint of any development they will replace". I consider it would be clearer if the policy referred to replacement being not materially larger than the one it replaces" - that is the approach taken in the Framework.
105. The final requirement is that the development should "not add significantly to traffic volumes and congestion". Again, the approach does not reflect the Secretary of State's policy which states that "developments should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety or the residual cumulative impacts on the road network would be severe". I consider that should be the test but apply to business development in the parish.

Recommendations

Replace the first paragraph with

"Sustainable rural tourism and small business development will be supported within the village of Slyne with Hest as shown on Map 3. Development outside of the settlement will be supported if it complies with national policy for the control of development within the Green Belt, as set out in paragraphs 149 and 150 of the NPPF and Policy DM50 of the Lancaster Local Plan Part 2. Proposals outside of the village should respect the character of the countryside and their design, construction and operation should have minimal impact on the environment and reflect the rural nature of the parish."

In the third paragraph, add at the end of the sentence "subject to compliance with national policy in the Green Belt parts of the parish."

In the fourth paragraph, delete "E(g)(iii) and"

***In the fifth paragraph, first sentence, after “Lancaster Local Plan” insert “and paragraph 149 g) of the NPPF” and in the second sentence after “(recreational facilities)” replace “may” with “will”.
In the final paragraph – second bullet point replace all text after “does not” and insert “have an unacceptable impact on highway safety or where the residual cumulative impacts on the road network would be severe”.***

Policy NE1: Flooding

106. Most of the policy reflects existing national as well as current local plan policy. I did question with the Parish Council the level of duplication in my Initial Comments document. The Parish Council did refer to the importance attached to this issue during the public consultation and pointed out that the local evidence/knowledge of flooding would constitute a locally distinctive element of the policy.
107. I consider that the policy can be retained in a form, but not so as to duplicate existing policy, but my recommendation can include reference to taking advantage of locally evidenced knowledge of local flooding when considering historical flooding as well as projected events, but it cannot be a requirement that consultation has to take place with the Parish Council. I will propose that such contact should be encouraged in a more focused policy.

Recommendation

Replace the policy with “In addition to having to comply with the requirements of Policy DM 33 and 34 of the Lancaster Local Plan and the provisions of paragraphs 159 to 169 of the NPPF, applicants are encouraged to have regard to the localised areas which are known to be vulnerable to flooding, as shown on Figure 16”

Policy LE2: Views

108. Again, the requirements of policy need to be amended, as it presently refers to the plan “endorses maintaining views”. I will propose alternative wording.
109. I identified an issue with the annotation of the views in Figures 18 and 19 as each is identified by a star. It is important for a decisionmaker to know not just the location of viewpoint but also the direction of the view which is to be protected. I understand that City Council has assisted the Parish Council in preparing amended plans, which will include in the direction of the view which I consider will meet my expectations. My recommendations include the insertion of the amended plans into the document.
110. I consider the policy should be explicit in identifying those views that are to be protected by its provisions. As drafted, particularly in the second bullet point, the policy also seeks to protect other non-identified views. I consider the 20 identified views are the key views, which have been identified during the plan making process and if the community had sought to protect other views, then these should have been identified on the maps. As drafted, it places uncertainty as to

whether a development will impact on a valued yet unspecified view. In any event, I consider that landscape protection measures are already covered by Local Plan Policy – Part 2, Policy DM 46 which has a specific provision for protecting coastal landscapes and seascapes.

111. I will therefore propose that second bullet point, specifically relates to just to the key views and final bullet point should be omitted as if there were other significant protected views then they should have been identified.

Recommendations

Replace the first paragraph with “The Plan identifies the following key viewpoints, as shown on Map X and as described on the associated keys. Development affecting these identified views will be expected to protect and, where possible, enhance these views. In particular, these views should not be blocked and should not be negatively affected by distracting colours, masses or shapes that do not correspond with existing elements of their setting.”

Insert the revised Landscape and Village Viewpoints Map instead of Figures 18 and 19

Policy NE3: The Coastline and development

112. I have no comments to make on his policy apart from the changes to the requirements of the policy which currently states that “The Plan advises”

Recommendation

Delete “The Plan advises that”

Policy COM1: Community Facilities

113. The language of the policy needs attention to make it clear that the plan supports the development of multiuse community buildings in the parish it should be explicit that such facilities should not be located within the Green Belt.
114. I understand City Council has not currently resolved to implement the Community Infrastructure Levy Scheme. I understand that it may review the situation in the light of possible introduction of a national levy.
115. I therefore do not consider it appropriate to include Parish Council’s proposals on how it would spend its element of any future CIL payment. Furthermore, a neighbourhood plan policy is intended only to be a policy to be used to determine planning applications. How funds are to be spent by the Parish Council is essentially a budgetary decision, which can appropriately be included within the neighbourhood plan document but it should not be included as a planning policy. It could either be included within the supporting text or within the final Community Commitments and Projects part of the plan.
116. The final paragraph essentially repeats Policy DM56 of the Local Plan- Part 2 which will already be covering the parish and its inclusion constitutes unnecessary duplication.

117. The City Council has helpfully prepared a new map showing the location of identified Community Facilities.

Recommendations

Delete “The Plan proposes that” and after “listed below” insert “and which are shown on Figure X”

Insert new Map entitled Community Facilities

Replace the third paragraph, with “Proposals for the building and development of multi-use community buildings in the non-Green Belt parts of the Parish will be supported subject to the building being of a sensitive design, in keeping with its immediate surroundings and offering flexible space that can adapt to the changing needs of the community.”

Delete the final two paragraphs of the policy but include the penultimate paragraph as a Community Commitment and Project

Policy COM2: Green Spaces

118. Whilst the plan is not explicit, I have treated the 16 sites as open spaces, rather than being designated as local green spaces, which would enjoy a higher level of protection, provided by paragraph 103 the NPPF which is equivalent to Green Belt. Instead, I am treating them as being consistent with the principles set out in paragraph 99 of the framework which covers open space as the policy includes provisions which allow for development to take place on that land.

119. The policy as submitted identifies 16 spaces for protection but I understand that the Parish Council is now seeking to reduce that down to the 11 spaces shown on Figure 24. There had previously been an inconsistency between the two lists.

120. I have no comments on the choice of the open space which I consider can be a matter that is properly left to local determination.

121. The final two paragraphs duplicate existing policies and are therefore recommended for deletion as their provisions already cover the parish.

Recommendations

Delete the following bullet points from the first list, 1,2,10,12,14

Delete the final two paragraphs from the policy.

Replace Figure 24 with the revised Open and Green Spaces Map

The Referendum Area

122. If I am to recommend that the Plan progresses to its referendum stage, I am required to confirm whether the referendum should cover a larger area than the area covered by the Neighbourhood Plan. In this instance, I can confirm that the area of the Slyne with Hest Neighbourhood Plan as designated by Lancaster City Council on 14th April 2016 is the appropriate area for the referendum to be held and the area for the referendum does not need to be extended.

Summary

123. I congratulate Slyne with Hest Parish Council and the Steering Group on reaching this important stage in the preparation of the neighbourhood plan. I appreciate that a lot of hard work has gone into its production. I know that the Parish Council has not shied away from the often-difficult issues of identifying land for development but that is complicated by the fact that the neighbourhood plan is seeking to take that site from out of the North Lancaster Green Belt.
124. I know that my recommendations in terms of the Land West of Sea View Drive will disappoint some parties and even possibly the City Council, but as I have discussed at length, I have not been satisfied that the provision of paragraph 140 of the NPPF apply in this case. I have given this matter much thought, but I am reminded that the legislation makes it explicit that my examination must only look at the basic conditions test and for the reasons I have set out fully in this report, my conclusion is that Policy HE2 does not meet the basic conditions.
125. The restrictions imposed by the North Lancaster Green Belt place significant restraints on what development can take place outside the built-up areas and that is recognised in the adopted Local Plan's Spatial Strategy. The Local Plan is the appropriate vehicle for reviewing Green Belts and it has done that through its proposals, for example, at North Lancaster. The Local Plan has not indicated a need for further Green Belt releases to achieve its housing objectives and indeed through Policy EN4 it has reinforced the importance of the Green Belt. It is within this strategic framework that the neighbourhood plan has to operate.
126. To conclude, I can confirm that my overall conclusions are that the Plan, if amended in line with my recommendations, meets all the statutory requirements including the basic conditions test and that it is appropriate, if successful at referendum, that the Plan, as amended, be made.
127. I am therefore delighted to recommend to Lancaster City Council that the Slyne with Hest Neighbourhood Plan, as modified by my recommendations, should proceed, in due course, to referendum.

JOHN SLATER BA(Hons), DMS, MRTPI, FRGS
John Slater Planning Ltd
28th September 2022

Slyne with Hest Neighbourhood Plan 2017 – 2031

Referendum Copy



Slyne with Hest Parish Council

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- Appendix 5: Glossary of Terms

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Section 1. Forewords and Introduction

1.1. Foreword by the Chairman of Slyne with Hest Parish Council

“The Neighbourhood Planning group are all local people from Slyne with Hest who have been working on behalf of the Parish Council to produce a document to protect the future of our village. This is a legal document which will give some protection in law to the views of residents.

The Plan’s vision is to safeguard the individual character, vitality and community facilities of our historic village and protect its rural environment, whilst still supporting sustainable development that will meet the needs of residents now and in the future.”

Cllr. Roland Stretch

1.2. Foreword by the Chair of Slyne with Hest Neighbourhood Plan Steering Group

“What should Slyne with Hest look like in 2031?

The Neighbourhood Plan group has tried to ask and continues to seek the opinion of all who live, work, take part in community activities or simply appreciate what a special place this is.

The thread running through all our consultations shows people understand the need for Slyne with Hest to grow in a sustainable way. Young adults want a home of their own and many older residents wish to move from their family home to somewhere smaller.

Our Neighbourhood Plan endeavours to safeguard the geographic independence of the core village and ensure that any development is proportionate to its existing size.

We have a duty to contribute to the housing needs of the district. This can either be in our Neighbourhood Plan where we have some control over the kinds of homes to be built, e.g., bungalows. Alternatively, we can leave it to the usual planning process where we have virtually no control.

Supporting the Slyne with Hest Neighbourhood Plan gives local residents more say in the number of homes built, where they are built and the types and the layout and design of those homes.”

Mrs. Jean Walker

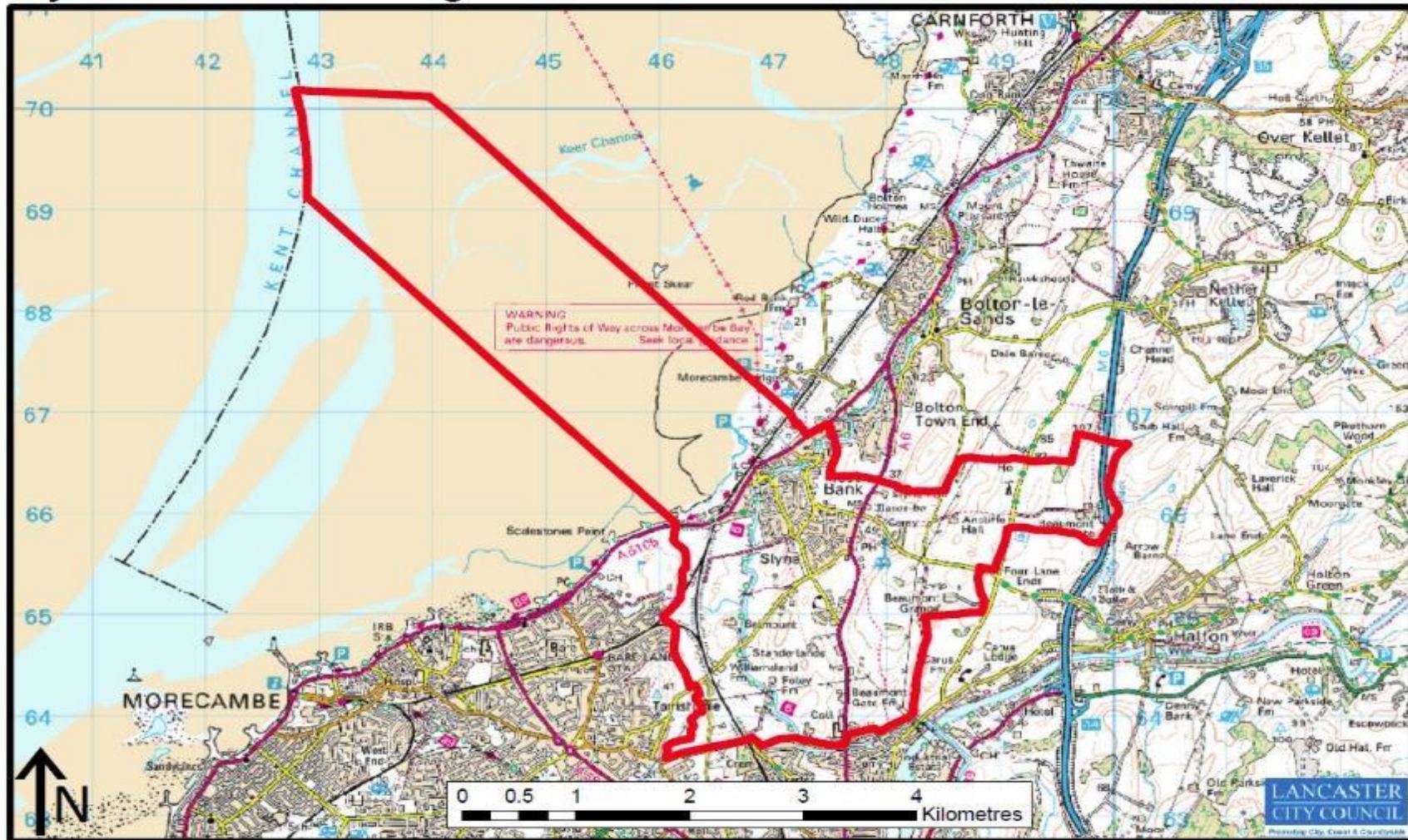
1.3. Introduction

1.3.1. The Parish Council began discussing the idea of writing a Neighbourhood Plan in the autumn of 2014. This was in response to the introduction of the Localism Act in 2011 – see Appendix 1 and concerns about how development in the Parish would be addressed in the Lancaster District Local Plan. The concerns were specifically about the impact of the new link road between Heysham and the M6 and the potential for development of housing and light industry along its corridor. Other concerns were in relation to the possible erosion of the Green Belt and the potential for urban sprawl and loss of a distinct boundary between the Parish and Lancaster to the south and Bolton le Sands to the north.

1.3.2. The Parish Council wished to positively influence future developments by listening to local people and involving them in determining what changes there will be to the Parish over the next 13 years. The purpose of this Plan is to provide Lancaster City Council with the consolidated views of Parish residents in order that planning is aligned with residents' requirements.

1.3.3. The Parish Council were interested in issues that could affect the whole Parish and as such it decided to have the whole civil Parish designated as the Neighbourhood Plan Area see Figure 1, this was achieved in March 2016. Following the designation of the Neighbourhood Plan Area the City Council prepared and submitted a draft Local Plan for the District, which seeks to meet evidenced strategic development needs for the district. This includes land at Hammerton Hall / Beaumont Hall for the delivery of new homes (as identified in Policy SG9 of the Local Plan) and supporting infrastructure in this area (as identified in Policy SG10). This area, see Figure 2, is within the Parish of Slyne with Hest and the designated Neighbourhood Plan Area and is therefore of relevance to this Neighbourhood Plan. However, given its 'strategic' nature (i.e., 'strategic' in the sense that the scale of development proposed is critical to the Local Plan meeting its evidenced development needs), it is recognised by the Neighbourhood Plan, following a request by Lancaster City Council, that this is an allocation which will be pursued by the Local Plan process and not by the Neighbourhood Plan. For more information see Appendix 2, pages 1-2.

1.3.4. The civil parish of Slyne with Hest sits in the administrative district of Lancaster City Council and is in the electoral ward of Bolton with Slyne which includes the adjacent parish of Bolton le Sands. The parish has one village at its centre. For the purposes of this Neighbourhood Plan 'parish' is the Slyne with Hest Neighbourhood Plan area and 'village' is the area within the boundary shown on the map Figure 3. The Footprint of The Village of Slyne with Hest.



Date: 27/01/2016

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Figure 1. Slyne with Hest designated Neighbourhood Plan area

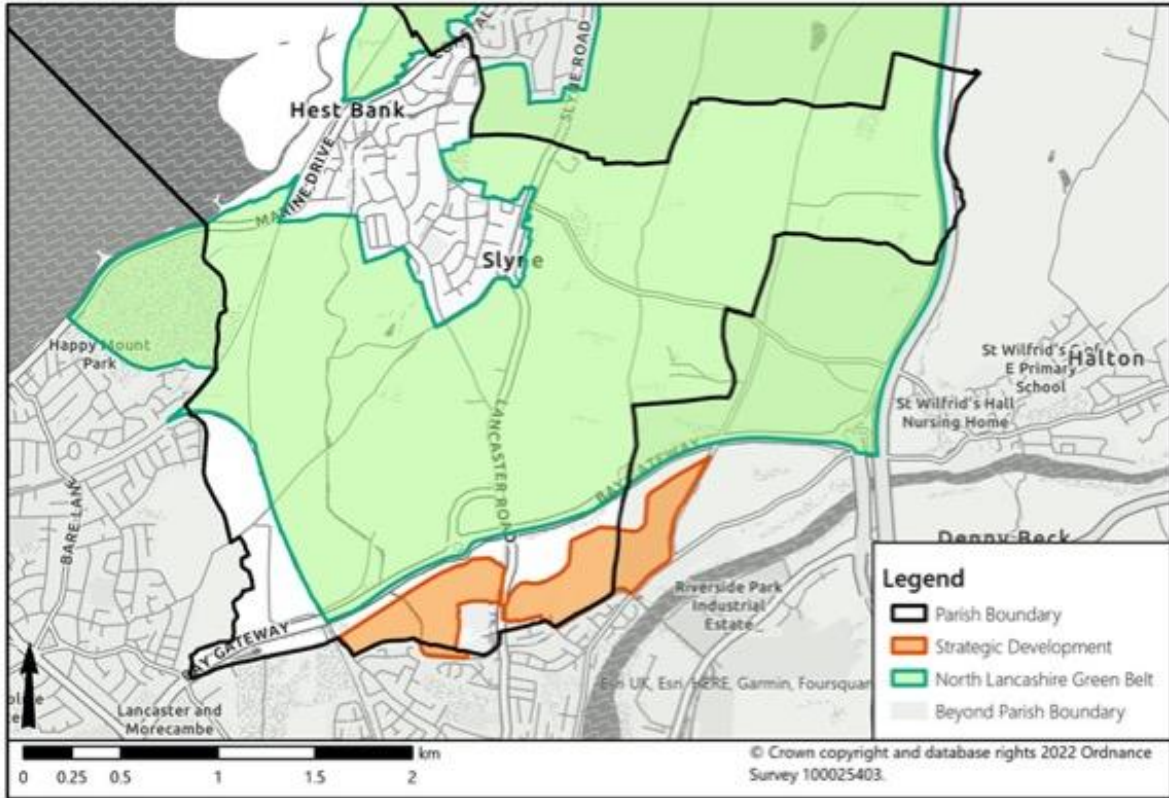


Figure 2. Strategic development area within Slyne with Hest Neighbourhood Plan area

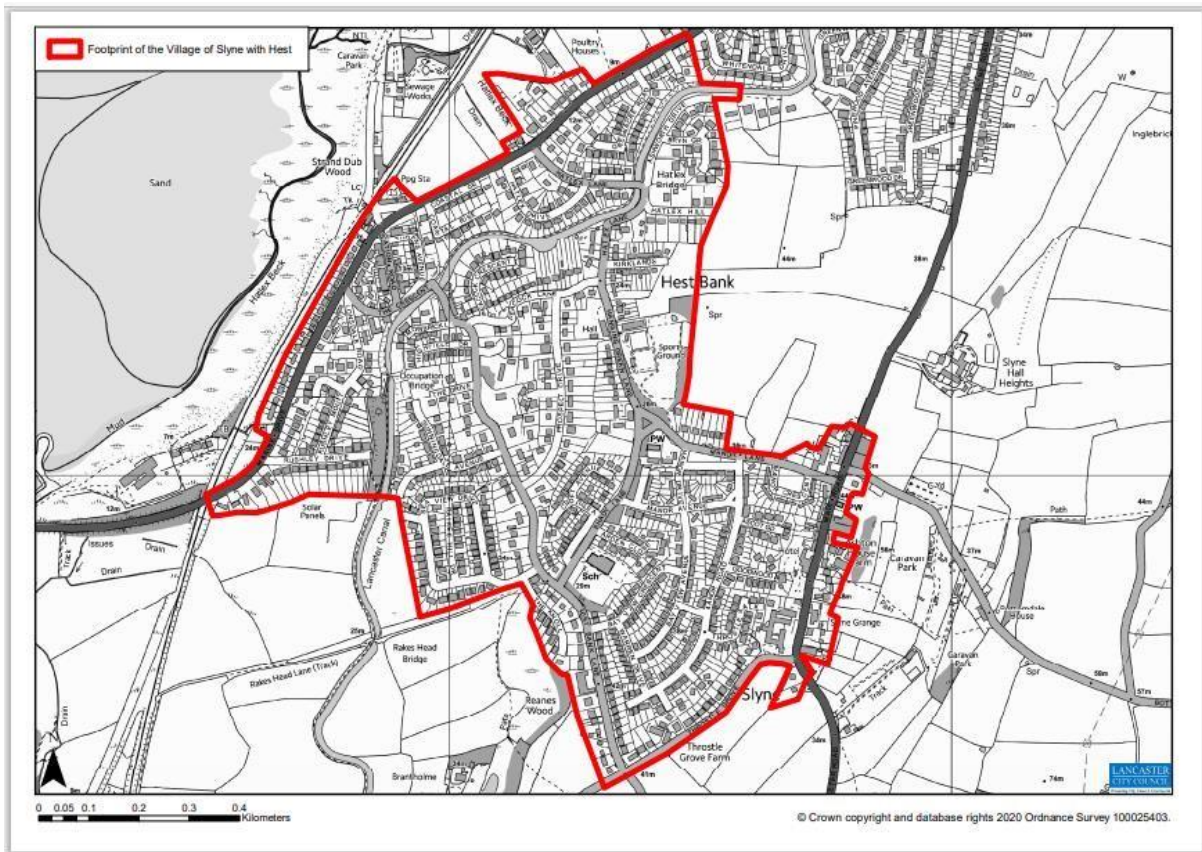


Figure 3. The footprint of the village of Slyne with Hest

Section 2. “Our Slyne with Hest”

2.1. “Our Slyne with Hest”

2.1.1. Our Slyne with Hest is a rural parish north of expanding suburban Lancaster. The village borders Morecambe Bay to the east and farmland to the other three sides. The open green spaces with many mature trees within the village enhance the historic identity of this settlement and instil residents with an appreciation for rural life, the natural environment, and a wish to nurture and protect these assets.



Photo 1. Mature trees on Peacock Lane

2.1.2. Long views of open countryside and beyond, across Morecambe Bay to the Lakeland hills contribute to Slyne with Hest’s distinct village identity which the local community wish to nurture and protect.



Photo 2. View from the footpath adjacent to the Bay Gateway across Morecambe Bay to the Lakeland Fells

2.2. History

2.2.1. Slyne with Hest Parish has a long history and was originally two settlements, Slyne and Hest.

2.3. Slyne

2.3.1. Slyne is first recorded in the Domesday Book of 1094 where it is spelt *Slīne*. The name originates from Old English for ‘slope’ which refers to the gently sloping ground which the settlement is situated on. The area was recorded as part of Earl Tostig’s land in 1086 and later formed part of the demesne of Lancaster. The historic core of the settlement is linear in arrangement along the road from Lancaster to Bolton-le-Sands, inland from Morecambe sands. Slyne has agricultural origins but as seen from the retention of inns and hotels, also catered for travellers from Lancaster to northern towns, including Bolton-le-Sands, Kendal, and Carlisle.

2.4. Townscape

2.4.1. Buildings within the historic core date from the 17th to 19th centuries, are constructed in sandstone rubble, predominantly two-storeys and face immediately onto the main road with some enclosed by a low stone boundary wall. This area is protected by Conservation Area designation and covers the distinctively linear arrangement of postmedieval buildings. To the west, the village has been substantially infilled during the 20th century and the settlement has amalgamated with the hamlet of Hest Bank. To the east, open pasture and woodland provide a scenic and rural backdrop for many properties within the Conservation Area. To the north, an open area of fields provides a distinction between Slyne and Bolton-le-Sands.

2.5. Slyne Conservation Area

2.5.1. The Slyne Conservation Area was first designated in 1981 by Lancashire County Council under the provisions that are now contained in Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990, and a [Slyne Conservation Area Appraisal](#) was prepared in 2009.



Photo 3. Buildings in the Conservation Area

2.5.2. A Conservation Area is defined as ‘an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. Slyne Conservation Area is a small historic settlement of mainly 17th and 18th Century dwellings which consists essentially of a single street and represents the historic core of the larger parish of Slyne with Hest and includes seven designated heritage assets (listed buildings and scheduled monuments).

2.5.3. There are several buildings of historical and architectural interest including the distinctive Manor House of 1681; a public house of 1727; a hotel of c 1830; and the village stocks and pinfold. Together they represent the built heritage with agricultural origins but also catered to travellers passing between Lancaster and Bolton le Sands, Kendal, and Carlisle.

2.5.4. The Conservation Area is enhanced by the open pasture and woodland which forms the backdrop to most of the properties and provides panoramic views westwards across Morecambe Bay to the Furness Peninsula and Lakeland Fells. Nearby and within the parish are other attractive listed buildings including the 19th Century sandstone St Luke's Church in Austin and Paley's Gothic Revival style. See Historic England's listing for the [Church of St Luke](#).

2.6. Hest Bank

2.6.1. Hest Bank originated as a small hamlet along the shore of Morecambe Bay. Travellers have been crossing the sands from Hest Bank from as early as 1100. The monks of Furness Abbey used this route to inspect their property at Beaumont Grange. Later it became a stop-off area for coaches travelling from Lancaster to Ulverston across Morecambe Sands. This crossing became redundant as the railway was built in mid-19th century. Historically, this hamlet formed part of the large parish of Bolton-le-Sands but became a separate parish; Slyne-with-Hest in 1895. At the historic centre is a pub, The Hest Bank, formerly named "The Sandes." This was a coaching inn from 1544 for travellers crossing the treacherous sands between Lancaster and the Furness peninsula. Until the arrival of the railway, travellers crossed the sands by foot and by stagecoach to reach Lancaster. See the village website for more details of the history of the [Hest Bank Hotel](#).

2.7. Townscape

2.7.1. Hest Bank grew along the Lancaster canal with 17th to 19th century buildings including The Hest Bank Inn. It has expanded and merged with Slyne to form Slyne with Hest. This area has a distinctly fine grain and vernacular appearance. It has been subsumed by a large amount of 20th century housing which runs along Hest Bank Lane and Hanging Green Lane, merging with Slyne to the east. These buildings are mainly detached and set back from the main road, screened by mature trees and vegetation with an overriding suburban character. To the west along Marine Drive, detached and semi-detached houses situated in a linear arrangement are primarily characterised by an Arts and Crafts and vernacular revival architectural style. The backdrop of these houses is provided by the railway line and views over Morecambe Bay.

2.8. Canals and Coast

2.8.1. The Lancaster Canal runs through the Parish with its many historic bridges. On the banks of the canal next to the Hest Bank Hotel is the picturesque [Canal Warehouse](#) (now private houses) built in 1820.

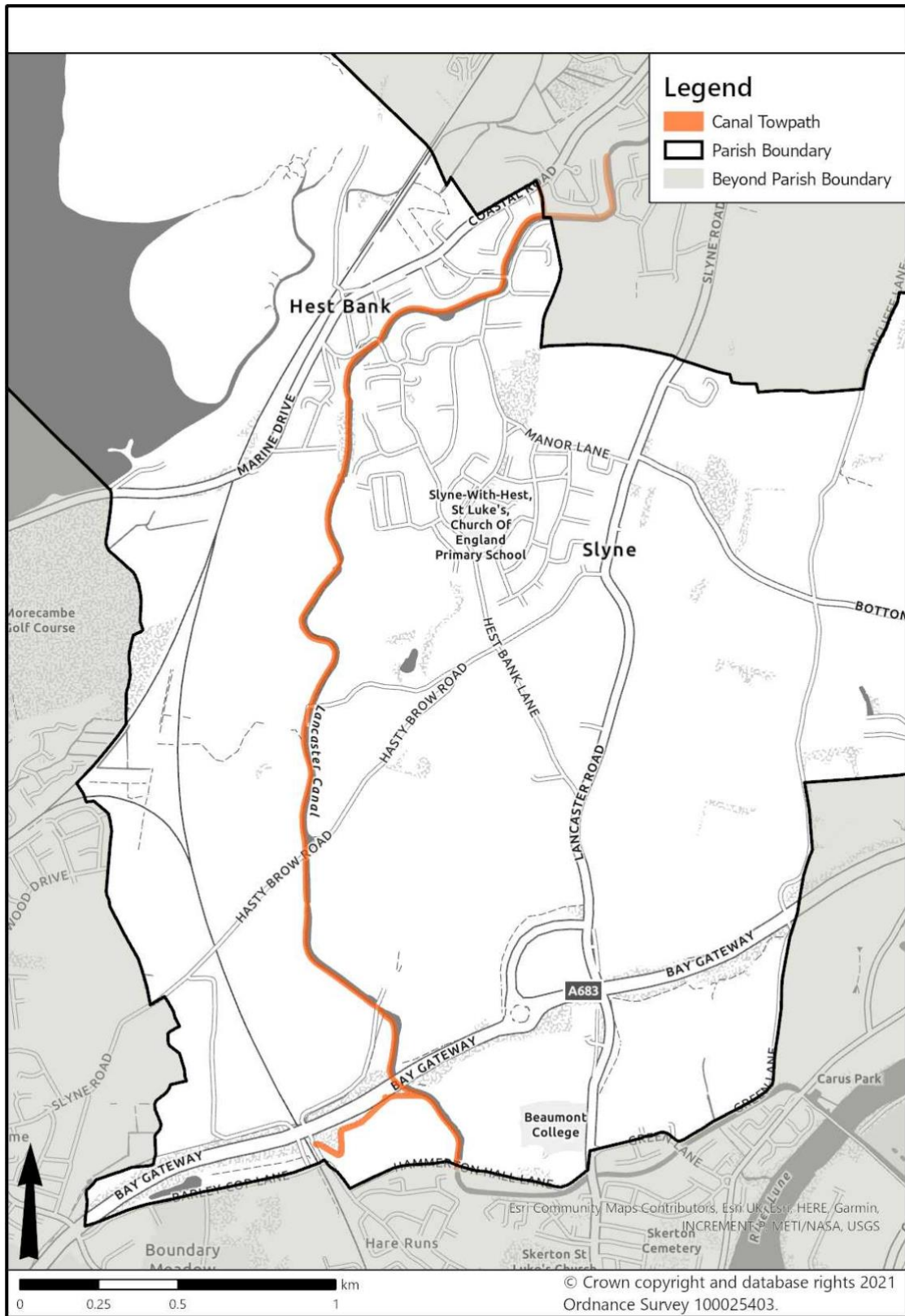


Figure 4. Lancaster Canal Towpath showing footpath up to Bay Gateway



Photo 4. Hatlex Bridge (No. 119) on Lancaster Canal

2.8.2. The shifting sands of Morecambe Bay have recently uncovered [Hest Bank Wharf](#) off the shore at the Hest Bank railway crossing, the wharf stands 4 metres above the tide line.

2.9. Distinctive Architecture

2.9.1. A famous resident of Hest Bank was Thomas H. Mawson (1861-1933) an internationally renowned garden designer, landscape architect, and town planner. There are several 'Mawson Houses' built in his distinctive style in the village. He also designed the Hest Bank Memorial Hall as a monument to his son who was killed in the Great War. The telephone exchange across the road continues the theme.¹

2.10. Wider Parish

2.10.1. Routes along public footpaths, bridleways, and the canal towpath, allow residents and visitors to appreciate the open countryside in Slyne with Hest with views over Morecambe Bay passing historic Ancliffe Hall, Beaumont Cote and Beaumont Cote Manor on their way.

2.11. Topography

2.11.1. The landscape slopes from its highest point of 100m in the north-east corner of the parish down to its western coastline and its southern junction with the Lancaster City Boundary. The surface is covered with rich glacial clay which has been eroded into two, low, north-to-south ridges separated by erosion valleys now

¹ Ref Janet Waymark, Thomas Mawson: Life, Gardens and Landscapes (Publisher: Frances Lincoln, 28 May 2009)

almost devoid of any watercourses but still liable to flooding in periods of high rainfall. In the low south-west section of the Plan area, coastal drumlins vary the landscape and result in marshy areas stretching in from the coastline. The actual coastline consists of salt marsh with gravel banks at high tide level. The undulating nature of the topography provides numerous spectacular views. See pages 78, 99, 101 of [A Landscape Strategy for Lancashire Landscape Character Assessment](#).

2.12. Historic Layout

2.12.1. Prior to the 20th Century individual farms and very small settlements were scattered across the Parish, with small stretches of linear development mostly on the main north/south highway, now the A6. Historically this road was the main west coast route from England to Scotland. The remaining land was predominantly farmed with some small areas of woodland. Further ribbon development gradually took place along main routes through the parish. The two townships of Slyne and Hest were amalgamated into a new civil parish in 1895. They remained geographically separate until merged in the 1960s by the construction of a new housing development of approximately 100 new houses and the basic layout of the compact central village was established.

2.13. The Growth of the Village

2.13.1. The following maps show the growth of the village from scattered farms to residential development. More recently several small windfall/infill sites have been developed and many houses have been altered and/or extended. See Appendix 3, page 1.A.



Figure 5. Slyne with Hest 1898²

² OS map First Series Sheet 91 NE Lancaster 1852



Figure 6. Pre 1960's village from OS map 1:10,560 (1961-1963)



Figure 7. Post 1960's development (village centre) from OS map 1:10,000 (1972-1980)

2.14. Character Areas

2.14.1. The Character Areas outlined on the Map at Figure 8 were identified within the Village. These represent various stages in the building history of the settlement and are the main reference point of Policy HE2, which uses the Character Areas to achieve coherence in future building styles.

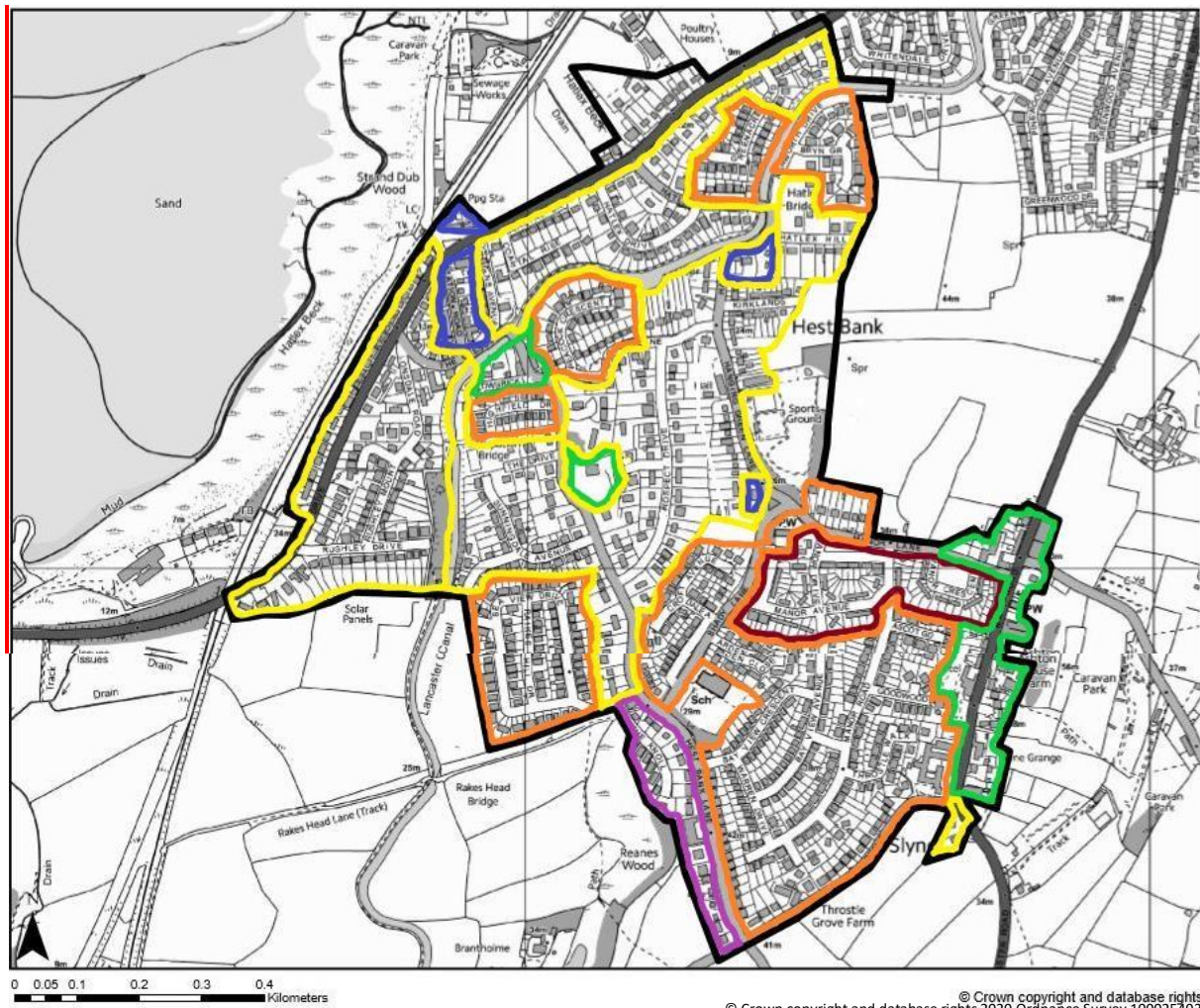


Figure 8. Character map of Slyne with Hest showing approximate building periods

Key:

Green:	Pre-Victorian
Blue:	Victorian, Edwardian
Yellow:	Inter-War
Maroon:	Post-War Social Housing
Orange:	Post 1960s
Purple:	Mixed Edwardian to Post 1960s

2.15. Description of Housing Styles

2.15.1. Housing is mainly single and two storey houses with a few flats and a small number of three storey Victorian terraces. There are a variety of architectural styles which have changed gradually over time.

2.15.2. The earliest buildings are predominantly stone. There is an observable hierarchy of building materials, from random rubble to roughly squared stone to sawn ashlar. In the 20th Century the preferred building material became brick, mostly rendered and/or pebble dashed. The colours of render and pebble dash harmonise well with the earlier stone.



Photo 5. Manor House, Slyne

2.15.3. The main thoroughfares in the centre of the village have interwar semidetached and detached houses in the style of the period. A small area of post war council housing, now mostly privately owned, came next followed by the planned Manor Road estate of one storey houses typical of their era with little variation in their design. They and the council houses mostly have a pebble dash finish. A feature of later estates in Hest Bank is their painted render finish.

2.15.4. Traditionally roofs were Westmorland and Burlington slate until it became more economic to use tiles. Most roofs retained the sober colouring of the slate, but a negative effect has been the appearance of various colours which do not always harmonise with their neighbours.

2.15.5. Pre Victorian

These buildings represent the historical settlements of Slyne and Hest Bank, built with the stone and slate characteristic of the area.



Photo 6. Stone Cottage, Main Road, Slyne



Photo 7. Georgian Terrace, Hest Bank Lane



Photo 8. The Hest Bank Hotel

2.15.6. Victorian and Edwardian. The grander scale terraces left by the Victorians are of well-cut stone and have lots of minor embellishments in stone, timber, tiling and glass. The smaller terraces were built in functional, industrial style with a minimum of decoration, but have more recently been rendered, 'knocked together', extended and thoroughly modernised.



Photo 9. Terrace houses by the canal on Hatlex Lane



Photo 10. Victorian terrace, Station Road

2.15.7. Inter-War The inter-war period was the time of expansion of the characteristic semi-detached houses of centred chimneys, bay windows and hallway alongside living room. Hest Bank contains some very large examples of this building style and some detached versions as well.

2.15.8. For those with resources, this was a very forward-looking era of house building. These houses were not generally thought of as fitting in with the pre-existing village. There is some red brick, red roofing and even Tudor panelling.



Photo 11. Large semi-detached homes, Prospect Drive



Photo 12. Mawson house on The Crescent

2.15.9. Houses in the Mawson mould, however, had a more traditional ‘Arts and Crafts’ look.



Photo 13. Semi-detached Houses on Kirklands



Photo 14. Semi-detached houses on Peacock Lane

2.15.10. Post-war Social Housing The social house building of the fifties was utilitarian and fairly uniform. It set new standards in solid and spacious building intended for new, growing families in the post-war period. Slyne has a substantial number of these houses to the south of Manor Lane.



Photo 15. Local authority housing on Manor Avenue



Photo 16. Houses on Manor Avenue



Photo 17. Bungalows on Manor Road

2.15.11. Post 1960's. From the 1960s onwards there was a further expansion of housing in the village. The biggest of these was the estate of detached and semi-detached bungalows between the A6 and Shady Lane, whose predominant style is shown in the photo to the left.

2.15.12. Many smaller developments followed with one-storey houses usually preferred.

2.15.13. Contemporary housing has tended to be on wind fall sites in a variety of detached styles.



Photo 18. Orchard Close



Photo 19. Hest Bank Lane

2.16. Education

2.16.1. The Parish has a thriving primary school, St Luke's Church of England School, rated "good" in June 2016 by Ofsted. The school has a healthy number on the roll with children from both inside and outside of the Parish attending. It should be recognised that children from the strategic development to the south of the Parish will have access to the local primary school, which gives preference to those living within the parish boundary. See Appendix 3, page 15. C.

2.17. Getting Around

2.17.1. There are good transport links combining the benefits of a rural lifestyle with easy access to the facilities of Lancaster and beyond. The parish is traversed by the A6 North from Lancaster, the recently built M6 link road, the A683 known as The Bay Gateway, the West Coast mainline railway and the Lancaster Canal which runs from Preston to Kendal, now used for recreation. Bus routes with regular daytime and some evening services encourage the use of public transport to travel to Lancaster, Carnforth, and Morecambe and beyond. The bus routes are particularly useful for people without cars to attend doctors as there is no surgery in Slyne with Hest. The nearest rail stations are in Lancaster, Carnforth, Bare and Morecambe.

2.17.2. Within Slyne with Hest, the roads which run from the A6 to the Coastal Road are restricted by narrow canal bridges with tight corners preventing and inhibiting the passage of HGVs, buses and other large vehicles which are frequently damaged. Sections of these roads additionally, do not have pavements.

2.17.3. The Bay Gateway (A683) cuts a huge swathe of road network through the Green Belt area to the south of Slyne with Hest village and separates the parish into two residential areas. The Bay Gateway was formally opened in 2017 and carries traffic, including commuters and HGVs, between Heysham Port, Morecambe and the M6. A roundabout links it with the A6. Credit must be given to Lancaster City Council, Lancashire County Council and the construction companies who combined to give this road its own “Green Areas” and pedestrian and cycle access. To reduce the impact on the local residents there has been extensive greening and planting of trees. New hedgerows have been planted and together these form new coppices and in time wildlife habitats.



Photo 20. Tree planting on the Bay Gateway

2.17.4. There has been sympathetic building of a new bridge over the canal and restructuring of walls and fences, gateways and some pavements giving access to this new road network with its links to existing footpaths and towpath for walkers and cyclists. These add to the many recreational walking and cycling routes within the parish. The planned [England Coast Path](#) will further improve access and links.

2.18. Economic Activity

2.18.1. Slyne with Hest is very much a residential area with many people travelling out of it to work. Farming is the main use of land outside the centre of the village, although relatively few people are employed in agriculture. Other economic activity is found in health and social care, food and hospitality, animal related enterprises and small local businesses such as hairdressers, convenience store with post office and local traders providing services to householders including plumbing, plastering, and gardening.

‘Within a 7.5km search radius there are a number of other settlements which are accessible to the residents of Hest Bank, providing employment opportunities. Notably the Regional Centre of Lancaster. Key Service Centres of Morecambe and Heysham and the Market Town of Carnforth. All of which can be accessed via bus, or bicycle, however it is recognised that Carnforth lies beyond the 4km cycling radius. These settlements provide a wide range of employment opportunities to suit a variety of personal choices, from industrial to retail. There are smaller settlements as well such as Bolton-le-Sands and Milnthorpe.’³

³ Extract from the Lancaster District Sustainable Settlement Report

2.18.2. A higher-than-average percentage are self-employed in Slyne with Hest (14.6%) compared to Lancaster (9.2%) and England and Wales (10.4%). This is even more marked amongst male workers – Slyne with Hest (21.4%), Lancaster (13%) and England and Wales (14.7%)⁴. Many of these people work from home. There are no major employers with 100 or more employees in the Parish. See Appendix 3, pages 10-14. B15.

2.19. Demographic Profile

2.19.1. The population of the parish had grown steadily since 1921 but fell slightly between 2001 and 2011. Appendix 3 pages 5-14. B.

Year	Population
1921	695
1931	865
1951	1,634
1961	1,939
1981	2,818
1991	3,038
2001	3,163
2011	3,126

Table 1. Population Growth for the Civil Parish of Slyne with Hest

2.19.2. Most parishioners are aged over 45 with a high percentage of that majority aged over 60, this percentage is likely to increase in line with local and national indicators. See Demographic Profile Appendix 3, pages 4-14.

2.20. Environmental

2.20.1. The intertidal area within the Neighbourhood Plan boundary has Ramsar designation and thereby forms one of the most important wildlife areas in the world.

2.20.2. This area is also of international importance in being designated as a SPA (Special Protection Area), SAC (Special Area of Conservation), and an Inshore SPA with Marine Components (GB). It is also nationally important as reflected in its Site of Special Scientific Interest (SSSI) designation.

2.20.3. The Neighbourhood Plan Area includes three Local Sites (Biological Heritage Sites)

- **Rakes Head** (BHS reference: 42NEO2, centre point SD471656). This is a 3.7-hectare (9.14 acres) mosaic of habitats including open water, swamp, fen, grassland, scrub, hedgerows and includes a narrow belt of broad-leaved woodland known as Reanes Wood. The site also includes a shallow valley, the low-lying parts of which are subject to flooding.

⁴ 2011 Ward Labour Market Profile; Slyne with Hest Parish Profile

- **Lancaster Canal** (BHS reference LSCLA) runs through the plan area with ten bridges and forms a significant feature in its landscape (and road structure). In addition to the canal itself, the embankments and towpath support additional semi-natural habitats including grassland, hedgerow, woodland, and scrub/shrubs. Marginal vegetation provides habitats for dragonflies and damselflies and is a foraging area for bats. Around 250 aquatic and semi aquatic plants have been recorded along the canal.
- **Belmont Farm Grassland and Fen.** (BHS reference 46NE3, centred on SD462652). This area (2.4 hectares, 5.9 acres) of semi-natural grassland and fen is enclosed by a triangle of railway lines between Slyne and Bare. The area is composed of 5 small fields and ditches, hedges and semi natural woodland including a small pond dominated by Common Reed.

2.21. Other Species and Habitats within the Neighbourhood Plan Area

2.21.1. Comments from the response to Slyne with Hest's Neighbourhood Plan Application by The Lancashire Wildlife Trust, included.

*"In addition to within the above identified sites, a variety of habitat types of Principal Importance in England (Section 41 NERC Act 2006) including lowland fens, arable field margins, lowland fens, lowland meadow, ponds, rivers and wet woodland can be found."*⁵

2.22. Trees and Hedgerows

2.22.1. There are many mature trees in the Neighbourhood Plan area, in small areas of ancient woodland, recreational areas, amongst houses and on grass verges separating housing from roads. These are a primary factor in providing important habitat, providing green infrastructure/ wildlife corridors, and creating the area's rural feel. Numerous trees in Slyne with Hest have Tree Preservation Orders, see [Slyne with Hest Village Design Statement, 2006](#). These trees give the centre of the village a distinct streetscape.

2.23. Impact of Bay Gateway

2.23.1. In building The Bay Gateway Lancashire County Council were keen to improve existing wildlife habitats and create new wild areas to replace those lost.

2.23.2. In 2015 County Councillor John Fillis, Lancashire County Council cabinet member for Environmental focus for final phase of Heysham to M6 link road scheme

⁵ Quote from Initial Designation Consultation by Lancashire Wildlife Trust carried out by Lancashire County Council, 2016

"One of our key commitments has always been to ensure we provide more places for wildlife to thrive than we take away to build the link road, so that construction results in a net gain in biodiversity."

"The overall effect of the work being done over the coming months will be to achieve a significant new corridor for wildlife along the route of the road." ⁶

2.23.3. This new wildlife corridor links the existing wildlife corridors within the Neighbourhood Plan Area along the Lancaster Canal and Green Lane to other important wildlife corridors including the River Lune. The most obvious impact initially has been the planting of 15 hectares of native trees and shrubs. A significant number of these are within the Neighbourhood Plan area.

2.24. Community Facilities

2.24.1. The variety of community organisations and facilities add to the feeling of being in a rural village rather than an urban environment. Most are centred on the St Luke's Church Hall, the Slyne with Hest Memorial Hall, and the Recreation Ground opposite the hall.

2.24.2. The Recreation Ground is owned and managed by the Parish Council. It is a large open space between the two villages of Slyne and Hest Bank that is surrounded by woodland. It was gifted to the parish many years ago and is well used. The area has been sympathetically developed over the years and incorporates a fenced off children's play area, a pond and wetland area, a board walk, football pitch with posts and a stone circular trim trail/footpath. The area is subject to flooding (water drains from a wide area into the site) and recent attempts to drain adequately have had mixed results. The Council is following specialist engineering advice and has installed additional drainage works. Further work to drain and develop the area so that it is fit for purpose all year around, is planned by the Parish Council.

2.24.3. The Tennis Club and The Bowling Club rent land from The Parish Council on the Recreation Ground for two tennis courts, a bowling green, and a club house for each organisation. They are well used and run by their respective membership committees. The Scout Hut, located behind the Memorial Hall, is used by uniformed organisations in the Parish. It consists of toilets, kitchen, storage, and an open hall for messy activities.

2.24.4. Recent welcome additions to the village, include a play area for younger children on Manor Lane and the new St Luke's Church Hall built by the Church of England and United Reform Church which is available for church and community use.

⁶ [Quote from Lancashire County Council website - 21.10.2015](#)



Photo 21. New play area on Manor Lane



Photo 22. St Luke's Church Hall

2.24.5. Slyne with Hest is a village community. It is a place where people speak to each other in the street, know their neighbours and are willing to help them when needed. Newcomers feel welcomed and valued. There is a [Parish website](#) and residents Facebook page.

Section 3. The Plan

3.1. Introduction

3.1.1. Slyne with Hest Neighbourhood Plan has been prepared in accordance with the Localism Act 2011, the Neighbourhood Planning (General) Regulations 2012 (“the Regulations”), the Town & Country Planning Act 1990, the Planning & Compulsory Purchase Act 2003, and EU Directive 2001/42 on Strategic Environmental Assessment. See Appendix 1.

3.2. Initial Consultations and Feedback

3.2.1. Details of consultation carried out with the community can be found here:

- Stage One Consultation Document – Appendix 4a
- Stage Two Consultation Document – Appendix 4b



Photo 23. Stage One Consultation Document

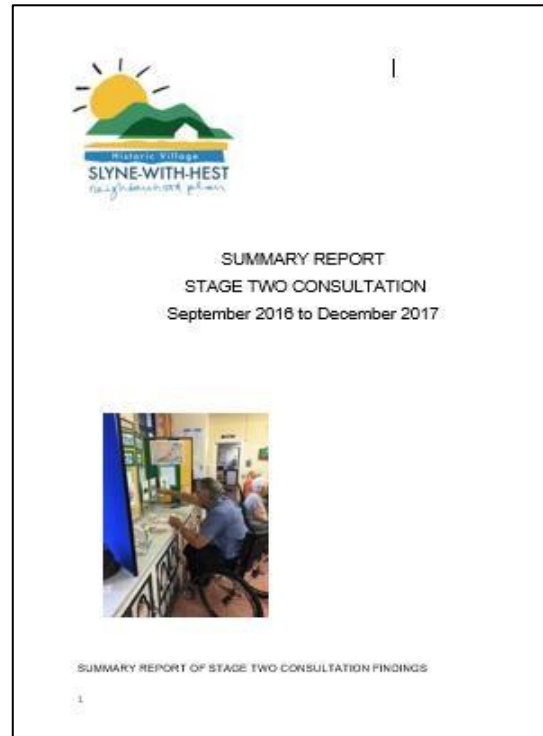


Photo 24. Stage Two Consultation Document

3.2.2. Based on these consultations with the residents and other stakeholders, the Plan sets out a Vision and Objectives for the future of the Parish, it establishes how that vision and objectives will be realised through the identification of planning policies, that will control land use and development in Slyne with Hest until 2031. It has been achieved by examining each of the identified objectives in turn and looking at the extent to which additional Planning Policies, Allocations or Guidance (over and above those already in the Lancaster City Local Plan) can help maintain a sustainable community and enhance the existing experiences for everyone who lives in the Parish.

3.2.3. By working with Lancaster City Council's planning officers, the steering group helped to ensure that the policies were in general conformity with the strategic policies of the submitted Lancaster District Local Plan and other relevant documents. Support was also provided by the City Council in several ways, including provision of maps, expert advice relating the interpretation of both National and Local Planning documents, as a *critical friend* in preparation of our policies, provision of local statistics, having regular update meetings and screening exercises for Strategic Environmental Assessment and Habitats Assessment. The Lancashire County Council Business Intelligence Department also were invaluable in the provision of statistics and other relevant data.

3.2.4. During 2021 further guidance on wording and layout was provided by independent planning consultants [Troy Planning + Design](#) and the draft plan was amended to produce the Regulations 15 Final Draft in April 2021.

3.3. Vision and Objectives

3.3.1. Based on early engagement with the community, Slyne with Hest Neighbourhood Plan's vision for the Parish for 2031 is:

The historic parish of Slyne with Hest is located on the shore of Morecambe Bay and enjoys spectacular panoramic views of the Lake District hills. The village bounded on three sides by fields, is a vibrant community, a place where people feel involved, safe and have traditionally put down roots. It is a great place to bring up a family, live, work and grow old.

The Parish Council will support measured, proportionate, timely and sustainable development to meet the requirements of existing and future residents. Our plan will protect the environment, its green spaces and wildlife habitats for generations to come.

3.3.2. To achieve this vision, the following objectives were set:

1. To ensure any new residential development is sensitive to the character of the parish, is of high quality, affordable, needs led and provides sufficient parking.
2. To ensure the scale of any development is proportional to the size of the existing village and does not compromise its geographic independence.
3. To ensure any business development is carefully sited and sensitively designed. New enterprises will reflect the character and meet the needs of the parish.
4. To protect, enhance and improve the natural environment and maintain access for all.
5. To protect and enhance our local heritage and conservation areas, including historic buildings and their settings, monuments, canal, and shoreline with the Parish's unrivalled views.
6. To maintain and improve the communal and recreational facilities in the parish ensuring they are appropriate to the needs and requirements of all who reside in or visit the parish and make the parish a safer place to walk and cycle.

3.3.3. The policies and community commitments that follow reflect the research and consultation undertaken by the steering group. The number of policies originally identified has been substantially reduced because many of the issues raised were already adequately covered in the [Lancaster District Local Plan](#). It is important that the Neighbourhood Plan is read as a whole. All policies should be viewed together, alongside those in the Lancaster Local Plan, in the preparation and consideration of planning applications.

3.3.4. Lancaster City Council declared a Climate Emergency on 30th January 2019. Following the adoption of The Local Plan for Lancaster on 29th July 2020 the Council entered an immediate Local Plan review to ensure that policies are given further consideration in relation to the climate emergency including the necessary mitigation and adaption measures. Our Neighbourhood Plan has a strong emphasis on sustainability and recognises the need for the Parish to play its part in addressing the climate emergency.

Section 4. The Policies

4.1. Policy Development

4.1.1. The Neighbourhood Plan Steering Group developed policies by looking at each of the identified objectives in turn and considering the extent to which additional planning policies, allocations, and guidance over and above those already in the Local Plan for Lancaster District (adopted 29.7.20) could help achieve them. It then drafted policies accordingly, consulting with Lancaster City Council's planning officers and Troy Planning to ensure that the wording would be as effective as possible.

4.1.2. It is not the remit of a Neighbourhood Plan to duplicate policies in the Lancaster District Local Plan; policies will be specific to Slyne with Hest Parish.

Policy Number	Policy Name
HE1.	Housing Need
HE2.	Future Housing Development
BE1.	Design
B1.	Business Development
NE1.	Flooding
NE2.	Views
NE3.	The Coastline and Development
COM1.	Community Facilities
COM2.	Green Spaces

4.1.3. Following external assessment of the Plan by expert consultants [Troy Planning + Design](#) four projects and commitments were separated out as actions that authorities can take to further the needs and demands of residents.

Project Number	Community Commitments
CC1.	Signs and Footpaths
CC2.	Road Safety
CC3.	Non-Designated Heritage Assets
CC4.	Community Facilities and Recreation Spaces

Policy HE1. Housing Need

- New housing development within the settlement of Slyne with Hest which falls outside of the North Lancaster Green Belt as designated by the Lancaster Local Plan – Part 1 will be supported where the size, mix and tenure of housing units is consistent with the most up-to-date evidence of housing need. New development comprising smaller dwellings, including one- and two-bedroom homes, flats and bungalows, and that provide opportunities for first time buyers as well as supporting the needs of an ageing population, including those looking to downsize, will be supported.
- Where housing is proposed to meet the needs of an ageing population it should ideally be located within easy access of shops, facilities, and public transport services. Housing should be well integrated within the wider neighbourhood and be designed in accordance with best practice principles established in Planning Practice Guidance and where relevant in the HAPPI report. Housing appropriate for an ageing population may include bungalows, supported and sheltered housing, and independent living.
- Where the need for affordable housing is triggered, this must be delivered on site wherever possible or on alternative sites within the Parish that are suitable for housing. Financial contributions towards delivery of affordable housing on sites outside of the parish will not be supported.

4.2. Rationale for Policy HE1. Housing Need

4.2.1. There are significant constraints on development within Slyne with Hest, for example the village is surrounded by Green Belt and there is no available land within the village for residential development. Therefore, a decision was taken not to undertake a formal Housing Needs Survey, as it would be very unlikely that the Neighbourhood Plan would be able to plan for the outcome of any such survey. Recognising Slyne with Hest still needs to assist the district in meeting overall housing need, the approach taken has been to use existing data, both quantitative and qualitative to inform any future opportunities for development.

4.3.2. The new strategic developments in the wider Parish as identified in the Local Plan, at Beaumont Hall and Hammerton Hall, will provide approximately 700 new homes. However, these are located at the boundary of the Parish where they are directly adjacent to Lancaster and where it is anticipated that new residents will look for day-to-day services and infrastructure as opposed to Slyne with-Hest.

4.2.3. The Local Plan actively promotes residential growth within Slyne with Hest, with Policy H2 of the Local Plan Part 1 clearly stating that:

‘Within the settlements of Arkholme, Cockerham, Caton & Brookhouse, Dolphinholme, Halton, Slyne-with-Hest, Wennington and Wray, the Council expects, via the Neighbourhood Plan process, the respective Parish Council’s to proactively and positively plan for housing growth within their communities in the context of this DPD.’

4.2.4. As noted above, the 700 homes allocated on strategic sites in the Parish are on sites adjacent to and related to Lancaster. In line with the Local Plan, the Neighbourhood Plan is thus planning for and will support the delivery of additional homes within the Parish that provide smaller, affordable units which meet the needs of the older population, first time buyers and those with mobility issues.

4.2.5. This will help the existing village part of the Parish to remain a vibrant and sustainable community. To assess housing needs within the Parish the following areas as outlined below have been assessed: age of population; availability of housing; and affordability.

4.2.6. The three key areas outlined below were considered, to assess needs within the Parish: age of population, available housing, and affordability.

4.3. Age of Population

4.3.1. Comments received during consultation indicated a need for smaller homes for people to be able to downsize and remain within the local area.

4.3.2. The number of people aged over 65 across the Lancaster District is projected to grow from 28,300 in 2017 to 35,800 by 2033 representing an increase of 29.8% (ONS 2016 projections). [The Turley Report](#) for Lancaster City Council indicates a projected growth in the population of the district by about 14% (around 20,000) over the specific period of the Neighbourhood Plan from 2013 to 2031.

Age Group	Number
15 and under	391
16 – 44	732
45 – 64	1,036
Over 65	946

Table 2. Age Profile of the Parish⁷

4.3.3. The 2011 Census statistics show a high level of under occupancy. 48% of households are under-occupying two or more bedrooms suggesting they are living in larger properties than the standard requirement, particularly for those households

⁷ Source: ONS Census 2011

aged 65 and over, where 59% of properties are under-occupied by one or more bedrooms.

4.3.4. Anecdotal evidence suggests that there is a lack of accommodation or housing for those who wish to remain local and downsize to a smaller property thus releasing properties for families and reduce under occupancy in the large properties:

“There is a need to continue to diversify the range of older persons’ housing. In addition to meet the needs of older people, this also has the potential to free-up larger family housing.”⁸

4.4. Available Housing

4.4.1. Smaller privately-owned properties within the village are often extended, this means that when they are resold, they attract higher prices. This trend has reduced the number of smaller, lower cost homes in the village, meaning that those looking for a smaller home, for example people on lower incomes, struggle to find somewhere which meets their housing needs.

4.4.2. The Right to Buy scheme has substantially reduced the number of council owned affordable houses, with only 18 properties (as of 2016) remaining as identified:

- 5 - 1-bed houses
- 2 - 1-bed flats
- 3 - 2-bed flats
- 8 - 3-bed houses

4.4.3. There are only a small number of properties available to rent privately and when available, rents are often high. Appendix 3, page 26.N.

4.4.4. The majority of homes in the Parish are 3 and 4-bedroom properties and demand a higher than district average price, consequently first-time buyers and people on lower incomes cannot afford to buy or rent properties in the Parish.

4.4.5. The Household Survey conducted as part of the Lancaster District Strategic Housing Market Assessment (Part ii) 2017 posed a question about residents’ housing aspirations. This was split into three sections, first for current situation, second for proposed household situation within the next 5 years, and the third section for concealed households (i.e., for children who may want to move out of the family home). The response suggests need in the local area is greatest for smaller properties and bungalows.

4.5. Affordability

⁸ [Lancaster Strategic Housing Market Assessment \(Part II\) 2017-page 12](#)

4.5.1. House prices in the Parish are high (in comparison to the district and wider region) and exacerbate issues in respect of affordability. Information on property prices is presented in Appendix 3.

4.5.2. Over the last ten years several district wide reports and strategies have identified the need for more affordable homes, the latest being the [Lancaster Strategic Housing Market Assessment \(Part II\)](#)

4.5.3. In this report statistical data is shown at sub area level. Slyne with Hest is part of the Lancaster Fringes sub area.

4.5.4. A contributing part of this report was a Household Survey, to which 1,621 responses were received from residents living in this subgroup out of a total 6,232 received. This response was the highest in the district. Lancaster City Council were able to extrapolate the following Ward Level data. See Appendix 3, page 26.N.

<u>Social Rent</u>	
Lancaster Fringes	£362.00 per month
Annual Income required	£14,480
<u>Affordable Rent (80% of median price)</u>	
Slyne sub-Area	£520.00 per month
Annual Income required	£20,800

Table 3. Open Market Housing Costs - Comparative Data⁹

4.5.5. The chart below shows the data for Bolton with Slyne Ward which it is extrapolated from the Lancaster District Strategic Housing Market Assessment (Part II) 2017 and shows the net annual affordable housing imbalance of 9 homes per annum. For reference the overall imbalance for the district is 376 homes per annum. The proportion of households in affordable housing need in the Lancaster fringes sub area is estimated to be 8.3% these figures should not be considered as targets but an indication of need.

Sub-area	General Needs		Older Person	Total
	1/2 Bed	3+ Bed	1/2 Bed	
Bolton-wit	2	4	3	9

Table 4. Housing need – Bolton with Slyne Ward

⁹ Information taken from The Lancaster District Strategic Housing Market Assessment (Part ii) 2018

4.5.6. The Lancaster Local Plan states that within Slyne-with-Hest, proposals for housing development of fifteen dwellings or more, must include on site affordable housing. The full definition of affordable housing is set out in [Annex 2](#) of the [National Planning Policy Framework \(2019\)](#).

Policy HE2. Future Housing Development

Proposals for residential development on windfall sites within the village footprint of Slyne-with-Hest (see Figure 3.) will be supported where they clearly respond to the Character Area within which they are located, expressed in terms of the scale, massing of buildings, density, and materials, and have reference to the Area’s architectural style.

4.6. Character Areas

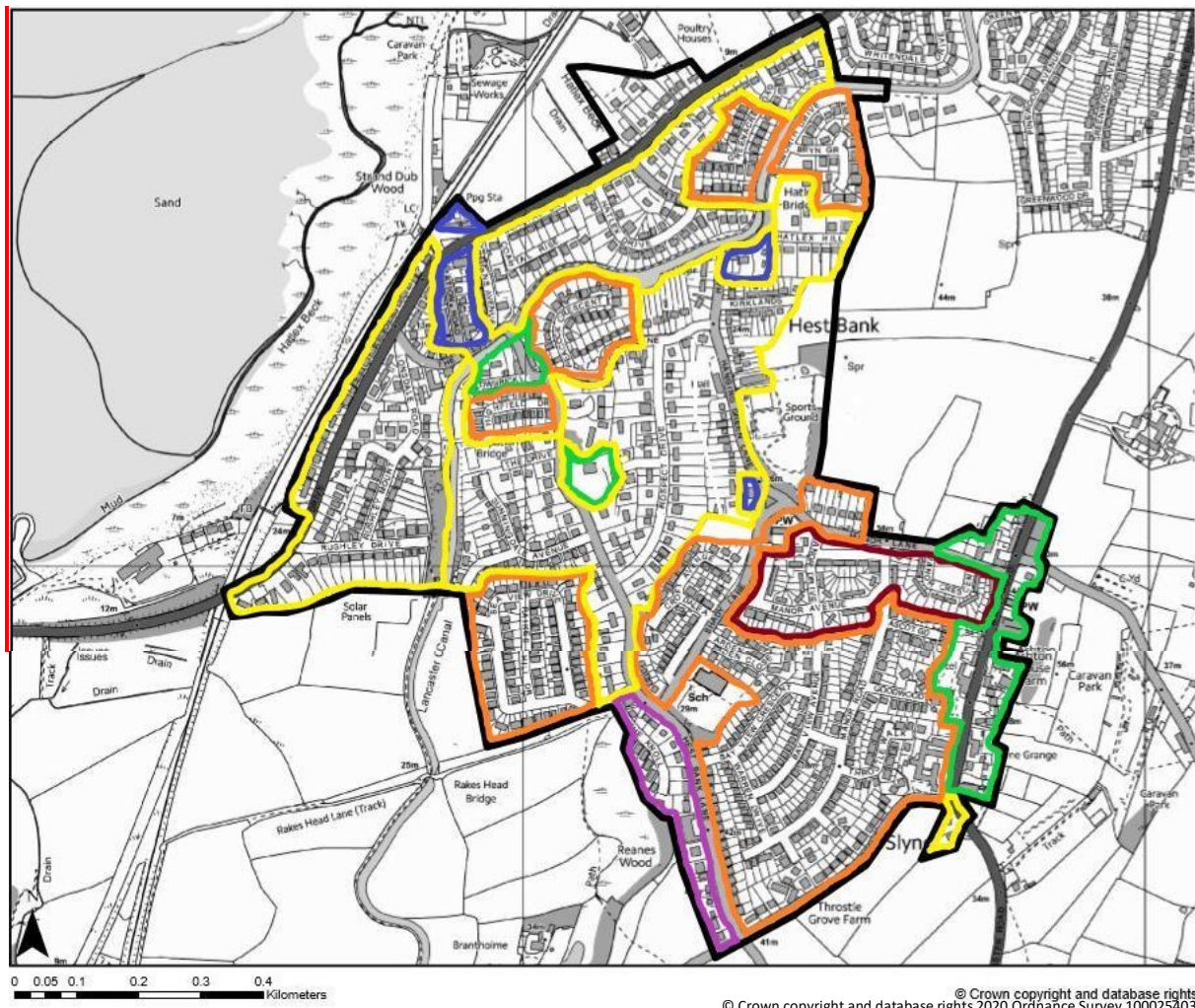


Figure 9. Character Area Map

Key to Figure 9 Character Map:

- Green: Pre-Victorian
- Blue: Victorian, Edwardian
- Yellow: Inter-War
- Maroon: Post-War Social Housing
- Orange: Post 1960s

Purple: Mixed Edwardian to Post 1960s

4.6.1. The following passages are descriptive and are to assist the assessment of development. Housing densities are generally 'High' in terms of Housing Density. This is to ensure efficient use of land. Building materials and possible alternative materials are further described in Policy BE1, section 4.

4.6.2. The Conservation Area of the Village see Figure 10, lying either side of the A6 road is fully protected, in development terms by the Local Plan. It is discussed more fully in Policy BE1.

4.6.3. Character Areas 1 Post 1960s. This Character Area comprises several large sections of the village footprint and represents the time of faster and larger development. Mostly, these are built to a low level with one or more moderately angled, gabled roofs and to a simple design. Groups of houses with a larger floor plan tend to be of two storeys. The style is plain, economic, and unornamented. Many one storey dwellings have been extended into the roof space, some with a care for the overall design, but mostly with the aim of increasing floor space. Older houses tend to have walls finished in pebble dash, but the later fashion has been for smooth render finishes in white and cream colours. Roofs are generally in concrete tile, usually grey, but occasionally faded red or green. Light brown to yellow brick is occasionally used, usually alongside rendered finishes. There is some more recent use of sandstones, slates, or timber as decorative finish. Windows and woodwork are mostly finished in white, but darker greys have become more common contrasting with white, rendered walls. Housing density supported: High. 21-35 dwellings per hectare.

4.6.4. Character Area 2 Mixed Edwardian to Post 1960s. This is an area of original older building which was infilled post-war with contemporary housing. Any development relating to this area could respond to any of the styles and should have closer regard for buildings in the immediate vicinity. Housing density supported: High 21-35 dwellings per hectare.

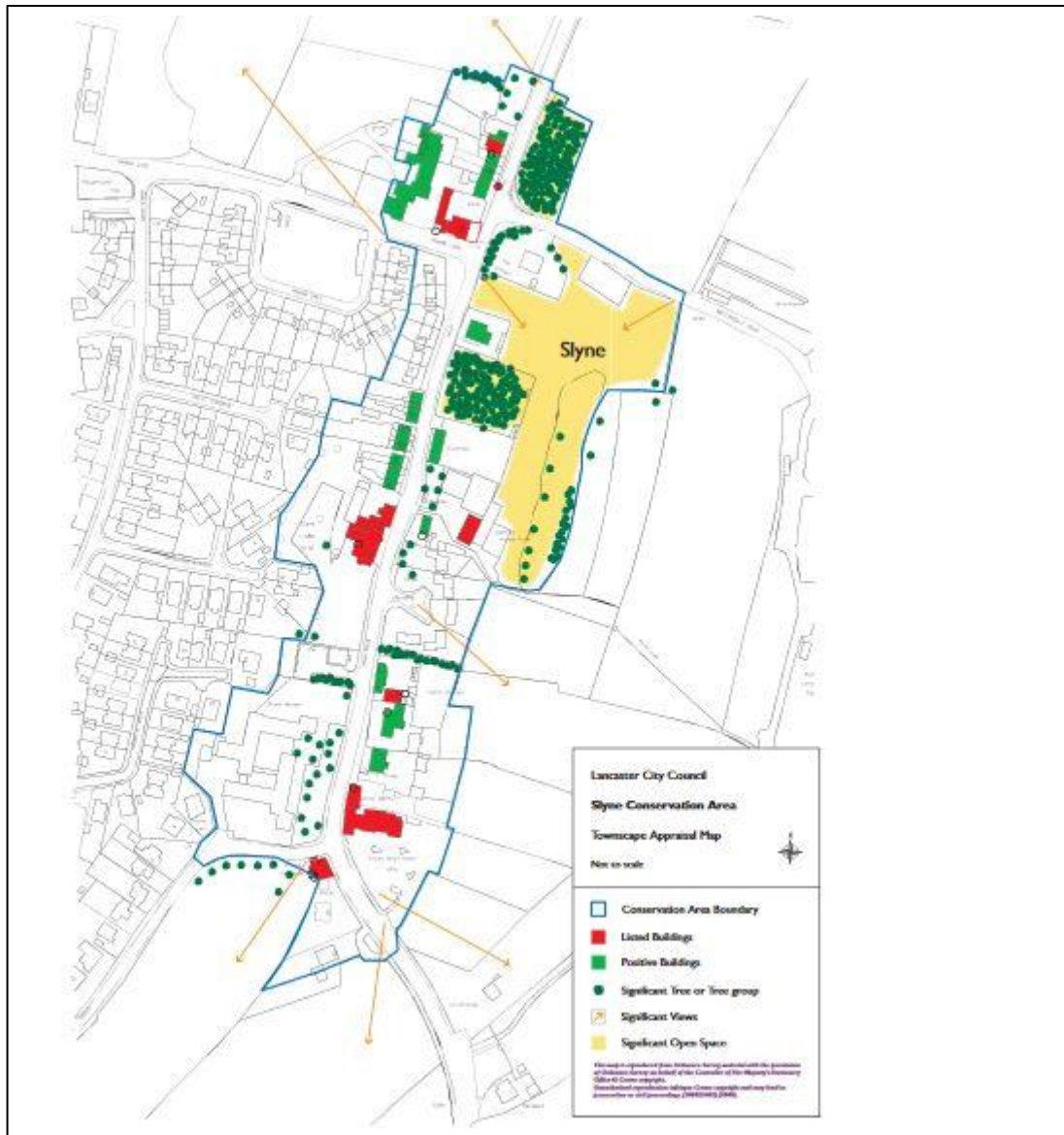


Figure 10. Slyne Conservation Area. Map from Slyne Conservation Area Appraisal LCC December 2009



4.6.5. Character Area 3 Post-War Social Housing. A small estate of these houses, plain rectangular and symmetrical was built in the Manor Lane area. Many now have added porches and extensions. They are solid, rectangular blocks with pebbledash finish and slate roofs comprised of two rectangles. They have no ornamentation.

Housing density supported: High. 21-35 dwellings per hectare.

Photo 25. Council Houses on Manor Avenue



Photo 26. and 27. Inter War Semi Detached Houses on Peacock Lane

4.6.6. Character Area 4 Inter War Housing. These semi-detached houses are characterised by symmetry. They have a shared central chimney stack on a usually hipped gable roof. The wide doorway is on the left side of the left house and the large, bowed or forward extended window on the right. There is often an ornamented gable over the large windows. There is a smaller window over the door. The right-hand house mirrors this arrangement. These houses vary from a small

three bedroomed model to much larger and roomier versions, particularly on roads with good sea views. They use a large palette of building materials. Chimney stacks are often red brick, roofs are usually red clay tile or grey slate. Front walls have a different finish for the top half than for the bottom half and can be red brick, pebbledash, faux sandstone, or painted render.

4.6.7. Housing density supported: Medium. 11-20 dwellings per hectare. Gardens are an important feature of this Character Area and consume a lot of land.

4.6.8. Character Areas 5 1800 to 1914. Houses in this section come into two categories: the larger terraced villas on Station Road and smaller terraced buildings.

4.6.9. The larger houses have heavy, vertical massing, being tall, three storey buildings with slate roofs and large chimney stacks displaying the number of fireplaces originally inside. Some of the fronts have bow windows, some forward facing miniature gables, with windows larger at floor level and decreasing in size up to the top floor. Stonework is well cut with garden walls to match and there is much ornamentation in stone and woodwork and particularly of front doors and hallways. The smaller houses are in terraces, with horizontal massing, on two floors, the top floor often quite low, sometimes finished in white painted render which may conceal rough stone or brick construction. Roofs are of grey slate and doors and windows are smaller to scale. More recently, smaller houses have been joined together to provide housing with more living space and some extensions have been permitted. Housing density supported: High. 21-35 dwellings per hectare.

4.6.10. Character Areas 6 Pre Victorian. Many of these houses are in the Slyne Conservation Area, but there are two smaller areas: 1. Around Prospect House, Hest Bank Lane. 2. Around The Hest Bank Inn. The latter contains the listed building that is now Nos 1 and 3 Hest Bank Lane.

4.6.11. Development around the Conservation Area is protected by the restrictions in Policy DM38 of the Local Plan.

4.6.12. In smaller areas 1 and 2, the pre-Victorian buildings are of stone construction, anywhere between heavily mortared rubble to well-cut stone blocks, and have slated roofs. Architectural styles vary from The Prospect, a Georgian period house, through a Georgian terrace to more utilitarian rubble constructions, such as the Hest Bank Inn, and are not necessarily of a single age.

4.6.13. Development here will only be supported where it respects the character of the surrounding built form and its wider setting, in terms of design, siting, scale, massing, height and the materials used, and the proposed uses are sympathetic and appropriate to the character of the existing buildings and will not result in any detrimental impact on the visual amenity of the Character Area. Housing density supported: High. 21-35 dwellings per hectare.

4.7. Rationale for Policy HE2

4.7.1. Policy HE2 follows from the requirements of Objective 1, that '*any new residential development is sensitive to the character of the Parish... and.... is of high quality*'. The Village is not monolithic in Character and the different styles of architecture it displays are an important feature which the Parish Council wishes to retain.

4.7.2. Although development around the village footprint is problematic, the Parish Council accepts that there may be small, incidental or windfall developments within the Parish.

4.7.3. This Policy specifies how coherence in building style should be maintained in various areas of the Village and Parish. The aim is not to control style, materials and design but to ensure that developers prove they have put thought into relating building proposals to the built environment around them.

Policy BE1. Design

Housing developments in the Parish will be expected to meet the following criteria:

1. All proposals should be based on a design-led approach to development that responds positively to site context and reflects best practice guidance as set out in the National Design Guide. (Ref: [National Design Guide, Ministry of Housing, Communities and Local Government, 1st October 2019](#)). This should inform and justify the placement and appearance of buildings, accessibility features the access routes through the site, use of communal space, placement of surface water disposal features and plantings for biodiversity and visual interest.
2. Development in or within the setting of the Slyne Conservation Area shall protect and enhance the character of the Conservation Area and its setting, responding positively to key qualities, expressed in terms of scale, height, materials, and detailing.
3. All developments, including household development, must respect the appearance and key qualities of the Character Area within which they are located.
4. Choice of building materials will be decided by the key qualities of the Character Area. The Neighbourhood Plan supports high quality materials, which will have a long service life. Thermally efficient materials which will limit further use of carbon fuels and have less embodied carbon at the construction stage are encouraged. Newly developed building materials, which fulfil these demands and respond to the qualities of the Character Area, will be supported. See Rationale and Further Explanation.
5. Building strategies that minimise the use of concrete and mixes of which cement is an ingredient will be supported.
6. Choice of walling or fencing and choice of materials of which these are made should reflect local examples in the Character Area.
7. Driveways, pathways, and parking within dwelling boundaries should be permeable to allow infiltration of water into the ground. Hard surfacing for leisure and access purposes within garden areas should be kept to a minimum.
8. Encouragement will be given to development applications demonstrating M4(2) accessibility standards of Building Regulations 2015 or equivalent in successor documents.
9. Applications for development are encouraged to demonstrate accordance with the appropriate BREEAM standards in use at the time of submission. Encouragement is also given to schemes that meet Passivhaus standards. Housebuilders are encouraged to register for assessment under the Home Quality Mark. This should show how resource efficiencies and climate change adaptation measures will be incorporated through aspects such as the layout of the proposed development, orientation, massing, landscaping, and building materials.

4.8. A Rationale and Further Explanation for Policy BE1 Design

1. Where they are required to be submitted, a Design and Access Statement should 'provide a framework for applicants to explain how the proposed development is a suitable response to the site and its setting and demonstrate that it can be adequately accessed by prospective users.
2. The Conservation Area is protected here and in the Local Plan, not just for the benefit of those who live there, but to maintain the character of the village for all residents.

The Conservation Area displays a mix of types, styles, and periods. Key qualities for possible developments to respond to include:

- i. The sober mix of coloured stone referred to in the Slyne Conservation Area Appraisal (op.cit.), sometimes a combination of local sandstones and limestones in rougher walls. In later builds, well-cut monochrome stone is present. Roofing is universally a grey slate.
 - ii. Massing ranges from the upright build of the Regency frontage of the Lodge and the Manor House to the horizontal alignment of the rubble-built terraces with low-ceilinged first floors.
 - iii. The overall appearance is of plain building styles. The smaller cottages are functional, with small windows and doors looking onto the main road. The Lodge has impressively tall windows with triangular pediments. The Manor House has decoration over and round the central front door.
 - iv. Date stones are a feature of four houses.
 - v. Although there are some larger gardens, the original houses were built very functionally and without waste of space. Consequently, there is quite a dense look about the spacing of the housing, particularly the terraces.
 - vi. The landscape setting of the Conservation Area is important. The ground is very rarely flat or level and there is a background of pasture, meadow, and tall trees.
 - vii. Some of the residents in the Conservation Area may have attached small extensions, upvc windows and digital equipment to their homes. Some post-war social housing is contained within this area. This section ignores these later additions and references original pre-Victorian styles.
3. The Neighbourhood Plan aims to ensure orderly housing development within the Parish. Only the village footprint is covered by the Character Area map. Development on the edge of the footprint should refer to the nearest Character Area. Development apart from the village footprint should follow the spirit of this criterion, where they are within the visual setting of existing dwellings. Developments outside of the visual setting of existing dwellings should respond to and have respect for the landscape in which they are placed with regard to scale, massing, and materials.

The Plan does not aim to restrict design of house building but to provide a structure for harmonious development.

4. Locally produced stone and slate are encouraged, along with local brick and tile, in the appropriate Areas. British or European hardwoods and softwoods are

encouraged, appropriately treated, as alternatives to shorter lived plastics for door frames, window frames and exterior finishes. Solid timbers are encouraged rather than reconstituted or engineered wood. Use of thermally efficient glass is encouraged.

Developers are encouraged to use materials from as close to the Parish as possible, in order to reduce the use of carbon fuels in transportation.

In the more modern Character Areas, UPVC has become the default material for window frames, door frames, barge boards and roof trim. This material is not encouraged in future development, as it is high in embedded carbon, is not as long-lasting and is difficult to process as waste in an environmentally friendly way. Newly developed materials which have fewer disadvantages in environmental terms are preferred and use of PVC materials should be justified.

5. Manufacturing and building with cement are responsible for 8% of the global emissions of CO₂. ([Making Concrete Change: Innovation in Low-carbon Cement and Concrete, Chatham House report, 13th June 2018.](#)) Materials containing cement are the most basic in the building industry, but any move to lessen the embodied carbon in the structure of new development, including the use of alternative or recycled materials, will support the environmental objectives of this Plan and of the City Council.
6. Walling and fencing are important components of the setting of Character Areas.
7. This aims to ensure good compliance with the first level of the Surface Water Drainage hierarchy described in the Local Plan, DM34 (Ref: Local Plan for Lancaster District Part 2, July 2020).

Equally important is the loss to wildlife of access to the soil in built-up areas. The Parish is at the fringe of an internationally recognised protected wildlife zone. The total area of open soil within the gardens of the Parish is significant.

8. New developments should be accessible and easy to use for residents of all ages and be easily adaptable as residents' accessibility needs change.
9. The aims of this criterion are, not only to provide comfortable and long-lasting homes for residents, but to work for their health and well-being and to address issues of carbon energy elimination, electric vehicle charging, noise reduction, ventilation, optimum use of space, waste reduction, and use of non-recyclable materials and toxic chemicals.

Policy B1. Business Development

Sustainable rural tourism and small business development will be supported within the village of Slyne with Hest as shown on Map 3. Development outside of the settlement will be supported if it complies with national policy for the control of development within the Green Belt, as set out in paragraphs 149 and 150 of the NPPF and Policy DM50 of the Lancaster Local Plan Part 2. Proposals outside of the village should respect the character of the countryside and their design, construction and operation should have minimal impact on the environment and reflect the rural nature of the parish

Proposals for extensions to existing residential properties to enable homeworking, including new outbuildings, will be supported, provided that they respond to design policies in the development plan, that the use remains ancillary to the residential property, and where development does not cause detriment to residential amenity.

Proposals for development, including extensions of existing businesses, will be supported where they protect and enhance the local character and do not create an overbearing impact on the development itself or surrounding developments subject to compliance with national policy in the Green Belt parts of the parish.

The development of small storage/work units, other than B2 use, will be supported but only when their use does not have a negative impact on the neighbourhood and their design is in keeping with the local area.¹⁰

Proposals for development on previously developed land in the Green Belt will need to satisfy policies in the Lancaster Local Plan and paragraph 149 g) of the NPPF. Where these policies are satisfied proposals for use that include Use Class E(a) (restaurants), E(g)(i) (office space), F(2)(c) or F(2)(d) (recreational facilities) will be considered appropriate, provided they are sensitive to local character and based on the footprint of any development they replace.

Additional requirements for all business development

- There is sufficient off-road parking available/created in accordance with the parking standards outlined in Appendix E of the Lancaster Local Plan
- The development does not have an unacceptable impact on highway safety or where the residual cumulative impacts on the road network would be severe

¹⁰ Town and Country Planning (Use Classes) Order 1987 (as amended)

4.9. Rationale for Policy B1. Business Development

4.9.1. There are only a small number of businesses in the Neighbourhood Plan area providing local employment opportunities. These are important to the local economy and sustainability of the neighbourhood. National and local planning policy recognise the need to support appropriate economic growth in rural parishes but the lack of available suitable land due to the green belt, impacts upon and constrains future developments.

4.9.2. The strategic development planned for the southern end of the Parish will provide opportunities for economic growth that will in turn provide new work opportunities for residents of the Parish.

4.9.3. The lack of workspace/storage was highlighted by a number of businesses in the business survey part of the original Community Consultation, this lack is likely to continue within the confines of the village, but the strategic development site south of the Parish should offer opportunities for this.

4.9.4. As mentioned previously there is very little opportunity with-in the village footprint for independent workspace. Therefore extensions/alterations to existing residential properties will be supported, recognising their important role in the community, including the provision of local employment, providing they do not create additional traffic issues including additional on road parking or have inappropriate buildings storage at residential properties.

4.9.5. Rural tourism is a growing form of tourism; it can benefit the host community as well as the surrounding natural environment through preservation and conservation of natural resources.

“Visitor numbers increased by 2.4% between 2017 and 2018 with a total of 7.731 million tourism visits. This equates to 11% of all tourism visits to Lancashire and second only to Blackpool as the most visited destination in the county.”¹¹

4.9.6. The development of rural tourism in the Parish could generate increased benefits in terms of rural productivity, employment, improved distribution of wealth, conservation of the rural environment and culture.

4.9.7. Current tourist attractions in Slyne with Hest include cafés, restaurants, microbrewery, B and B, Hotel, self-catering accommodation, caravan/camping sites. It is also near Morecambe, a tradition seaside resort which has well advanced plans for the new “Eden of the North” project. This new attraction would not only attract over an estimated 760,000 visitors a year but will also convert more day visitors into higher spending staying visitors.

¹¹ Annual STEAM*report, figures published by Lancaster City Council

4.9.8. The nearby historic town of Lancaster can be easily accessed by public transport and the Lake District and its tourist attractions is also only 40 mins away by car. The canal which runs through the Parish offers numerous well used mooring points, both permanent and holiday berths.

4.9.9. Working from home is encouraged as it has the potential to contribute to sustainable development. It can reduce out-commuting, boost local economies through more use being made of local facilities and enhance individual spending power because of lower commuting costs. Currently, most of the working population in Slyne with Hest, travel outside of the Parish to their place of work.

There is very little opportunity with-in the village footprint for independent workspace therefore extensions/alterations to existing residential properties will be supported, recognising their important role in the community, including the provision of local employment, providing they do not create addition traffic issues including additional on road parking or have inappropriate buildings storage at residential properties.

4.9.10. Home working can also contribute towards a healthy work-life balance by, for example, assisting residents to manage childcare, enhancing social cohesion and arrests the tendency for villages like Slyne with Hest to be dormitory villages. Increasing activity in the daytime in the village supports other established local business.

4.9.11. This type of working is becoming increasingly important in the Parish. 102 people describe themselves in the 2011 census for the Parish as “working at” or “from home” and 10% of the working population are classed as “skilled trades.” Home working requires premises that are fit for such purpose and are served with modern technology and off-road parking for work vehicles. Whilst community feedback was received that supported home based businesses, concerns were also expressed about inappropriate parking of business vehicles and that any future development will exasperate this problem.

4.10. Tourism

4.10.1. The Lancaster Local Plan aims to promote the natural and built heritage and coastal location as a draw for tourism. Policy EC5 of the Local Plan Part one states:

“Through tourism, housing renewal and heritage led regeneration, Central Morecambe will be re-invented as a visitor destination that draws on its natural and built heritage and its coastal location.”

The western boundary of Hest Bank is part of the wider Morecambe Bay area and has historically been a destination for day trippers and tourists, this tradition continues today. Land at The Shore in Hest Bank and the canal are popular areas for day trippers participating in sailing, fishing, cycling, walking, bird watching and dog walking. Views across Morecambe Bay to Grange and the Lake District Fells are a valued and unique feature which attracts visitors as well as members of the local community. There are no figures for tourism specifically in the Parish but in 2015, according to the Morecambe Bay Partnership, 15.36 million tourism visits took place

in the wider Morecambe Bay area. Visitor numbers increased in this area by 3.3% between 2013 and 2015 and there is no reason to think this will not increase over the next twenty years as investment in tourism facilities and marketing of the area continues by Lancaster City Council and other agencies. It is anticipated that the soon to be improved England Coast Footpath will attract more visitors to the Parish this could lead to a requirement for more overnight accommodation.

4.10.2. Projects that help to capture the full economic benefit of these assets and attractions are welcome, boosting Slyne with Hest's role as a centre for tourism, opportunities include marketing via social media, signposting local attractions, working with RSPB and other wildlife agencies to promote the area, supporting appropriate planning applications.

4.10.3. It is important to protect rural and coastal environment from inappropriate business development which detracts from the existing tourism experience the Parish provides. Therefore, future developments must maintain or enhance the experiences for tourists in a way that is not intrusive or conflict with the current Parish environment.

4.10.4. Applications that seek to strengthen enhance the tourism sector whilst protecting the key ecological, cultural, and historic features of Slyne with Hest will be encouraged. This includes promoting leisure facilities and quality public realm inland, including picnic facilities and glamping sites, along with the provision of coastal B&B's to encourage weekend stays.

4.11. Development of Small Storage/Work Units

4.11.1. Proposals for development of new small work units, or extensions to existing work units will be supported subject to usual planning considerations. Feedback from residents clearly stated that they valued their current range of shops and services and do not wish them to disappear. The Local District Plan provides a level of protection for these businesses. The increased footfall new homes could bring, and increased tourism could further support their viability.

Health/Social care related	Food/hospitality	Animal related	Shops	Other
Home care for elderly/severely disabled	Pubs – The Keys, Hest Bank Inn, The Lodge	Animal feeds and supplies – Spare moments	Hairdressers, barbers, beauticians	Farms
Child minders	Hotel The Lodge	Hest Bank Kennels	General Store/Post office - Londis	Garage – Coastal Racing
Dental practice	Chinese takeaway	Stables	Mirrors/pictures	Trades people working from home
Osteopathy clinic	Cafe – The Shore Cafe		Pharmacy	Publishing – Local Choice – advertising magazine

Care homes for elderly	Caravan parks		Part time post office on Coastal Road	Home workers
Nursing homes for the elderly	Milk delivery			Bay Partnership
Pre-school	Manor Tea Room			
Physiotherapy clinic	Micro-pub The Crossing			

Table 5. Type of Business in the Parish

Policy NE1. Flooding

In addition to having to comply with the requirements of Policy DM 33 and 34 of the Lancaster Local Plan and the provisions of paragraphs 159 to 169 of the NPPF, applicants are encouraged to have regard to the localised areas which are known to be vulnerable to flooding, as shown on Figures 11, 12 and 13.

4.12. Rationale for Policy NE1. Flooding

4.12.1. Throughout all the Initial Community Consultation events the risk of and the damage caused by flood water featured strongly, residents provided anecdotal evidence of the effects of flooding and they also clearly stated their fear of new development making the situation worse.

4.12.2. Although most of the Parish is not subject to major flooding issues, there are three localised areas which are very vulnerable to flooding. The areas are identified on the map on the following page.

1. The Coast Line (Flood Zone 3a)
2. Bottomdale Rd/Hest Bank Lane/A6 (Flood Zone 3b)
3. The Recreation Field (Localised Flooding)

4.13. The Coast Line

4.13.1. The coastline is considered a high-level risk (see area marked 3a in following map) by the Environment Agency. There is a total of 29 properties at risk in this area subject to Flood Warnings. The area includes the wastewater treatment works, Caravan Park, former VVV health club now a café and several private residences. It also covers agricultural land and part of the Coastal Road.

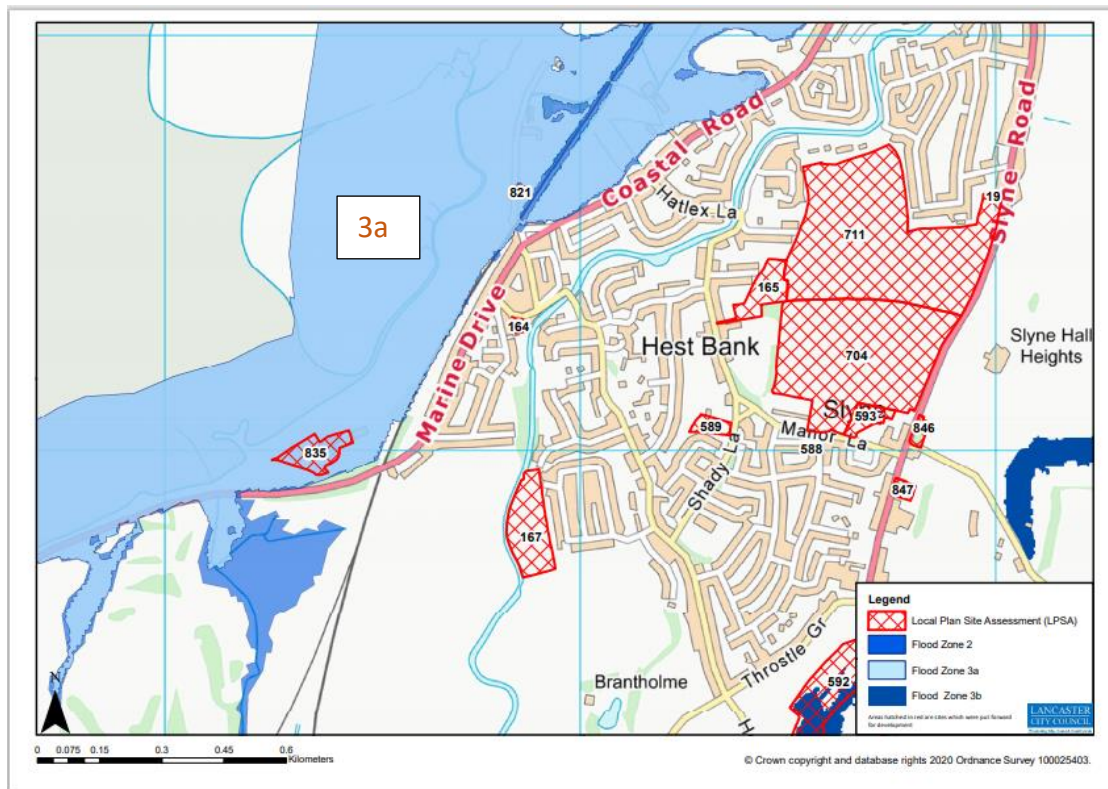


Figure 11. Lancaster City Councils Strategic Flood Risk Assessment (2018) (Flooding from the Sea) for Slyne with Hest Parish

4.14. Bottomdale Road/Hest Bank Lane

4.14.1. The land which extends from the top of Bottomdale Road across the A6 to Hest Bank Lane. Part of this area is identified by the Environment Agency as being in Flood Zone 3b. Flooding from Bottomdale Road has on several occasions closed the main village entry road, Hest Bank Lane, for several days and in December 2015 and 2019 flooding also closed the nearby A6 with 20 homes sustaining serious flooding. This area has been allocated funds via DEFRA and LCC for a possible feasibility study into flood prevention.

“Investigations are now required into drainage mechanisms and flood risk features affecting Bottomdale Road and the wider catchment around Slyne-with Hest. Funding has been secured from LCC and Defra to enable the investigations to be carried out. The project needs to be scoped out clearly in order that options to carry out this work can be clearly identified.”¹²

4.14.2. A group of local residents, who have been affected flooding, from this part of the village have establish links and lines of communication with the County Council and Fire Service in order to be kept informed of the County Council's plans to alleviate flooding in this area and have numerous records and examples of flooding

¹² Lancashire County Council - District Flood Report 2015.

(contact via Parish Council) The Parish Council also holds records of local evidence of flooding and their efforts to alleviate it.

4.14.3. In response to previous flooding emergencies, the Parish Council has developed an Emergency Plan at the request of the City Council. For more information, please refer to the [Slyne with Hest website](#).

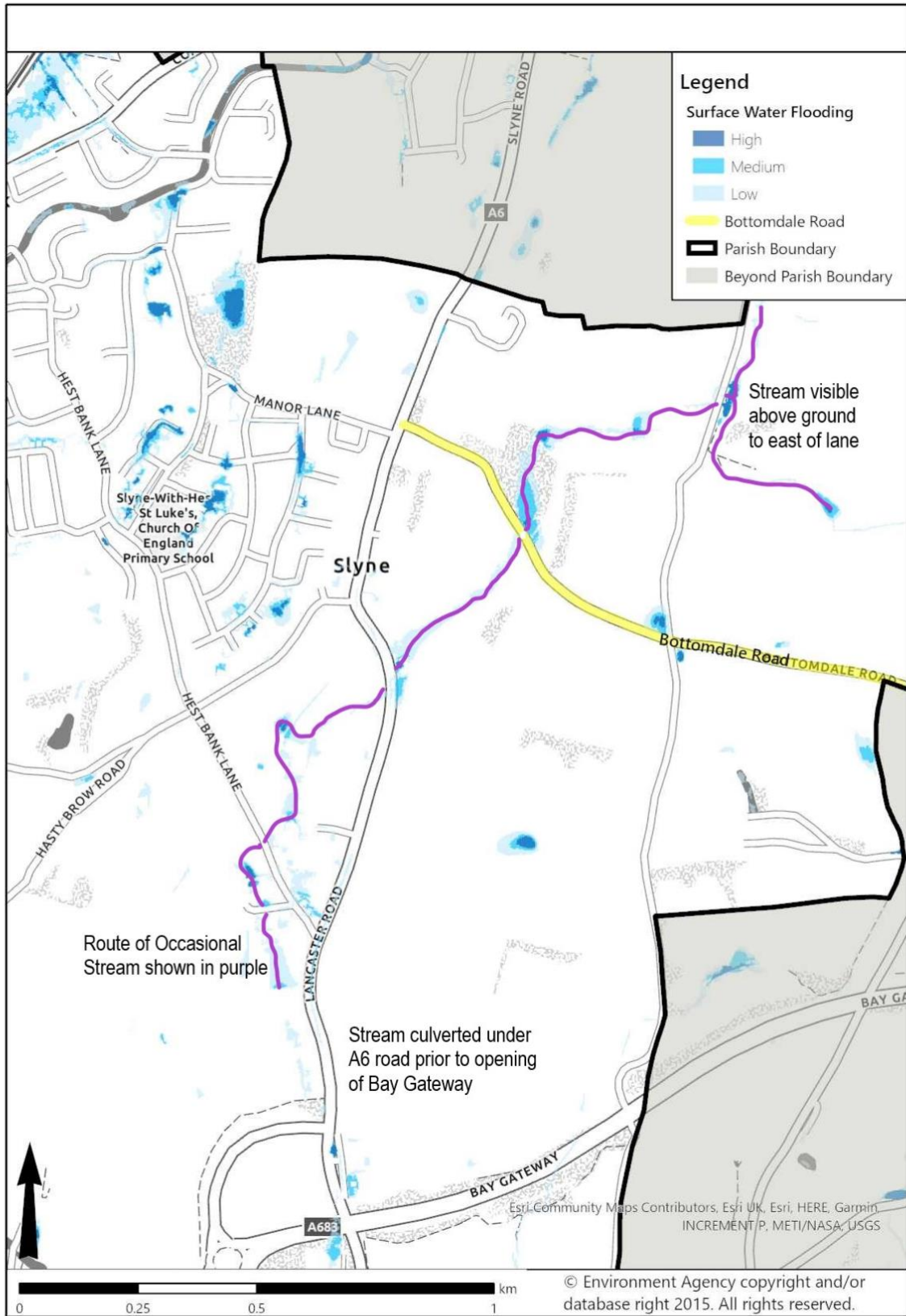


Figure 12. Flood Risk Assessment from Surface Water: Bottomdale Road to Hest Bank Lane

4.15. The Recreation Field

4.15.1. The land in and around the Recreation Field is identified by Lancaster City Council Strategic Flood Assessment at risk of flooding from surface water.

4.15.2. This land is in a natural bowl, run off from the surrounding hills regularly causes flooding and makes the area inaccessible at certain times of the year. The underlying clay is the reason for the flooding in this area. Lower lying land, such as that around the bowling green and tennis court, collects water and doesn't soak away. Development around this area could exacerbate the problem. The Parish Council is currently investigating how to alleviate the issue.

4.16. Surface Water Drainage

4.16.1. Advice from United Utilities states to minimise flooding any development must follow the following guidelines:

“Surface water should be discharged in the following order of priority:

- 1. An adequate soak away or some other form of infiltration system.*
- 2. An attenuated discharge to watercourse or other water body.*
- 3. An attenuated discharge to public surface water sewer.*
- 4. An attenuated discharge to public combined sewer.”*

“No surface water will be expected to discharge to the public sewerage system. Applicants wishing to discharge to public sewer will need to submit clear evidence demonstrating why alternative options are not available as part of the determination of their application.”

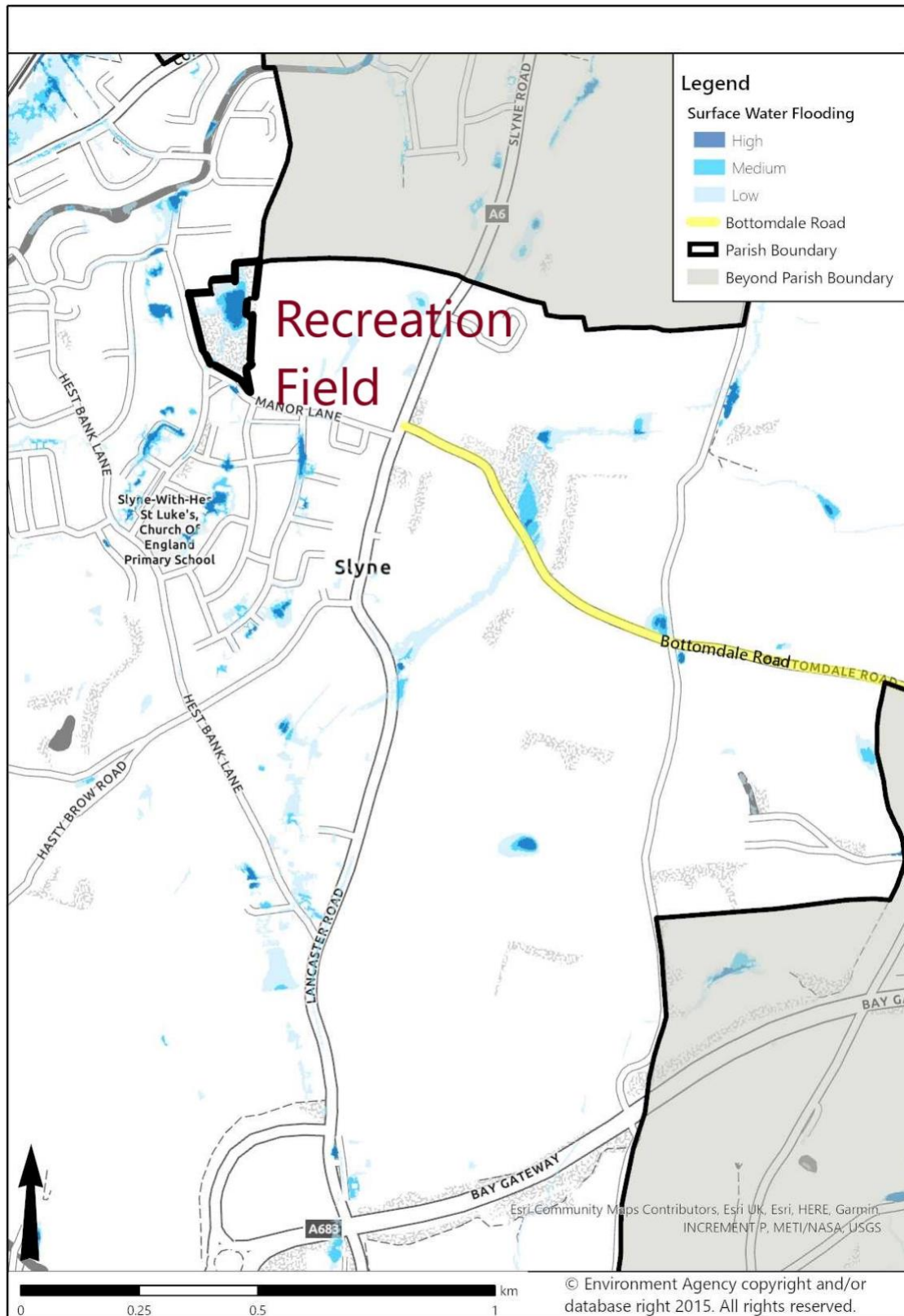


Figure 13. Lancaster City Council Strategic Flood Assessment: Risk of Flooding from Surface Water (detail showing Recreation Field)



Photo 28. Flooding of Tennis Courts at the Recreation Ground

Policy NE2. Views

The Plan identifies the following key viewpoints, as shown on Figure 14. and as described in the associated key. Development affecting these identified views will be expected to protect and, where possible, enhance these views. In particular, these views should not be blocked and should not be negatively affected by distracting colours, masses or shapes that do not correspond with existing elements of their setting.

Any development within the Parish should particularly seek to protect the twenty Viewpoints illustrated in Figure 14.

- Given the rolling topography of the area, any building development must respect the setting in which it is placed, by maintaining views of the village from within the Parish and views from within the Village towards seascapes and landscapes. Views from the twenty protected viewpoints should not be blocked, and should not be negatively affected by distracting colours, masses or shapes that do not correspond with existing elements within their setting.

4.17. Rationale for Policy NE2. Views

4.17.1. One of the most attractive aspects of Slyne with Hest is its views, of the village, from the village and within the village. It is important to protect these to maintain the residents' quality of life.

4.17.2. The village is built on a drumlin field, so its natural environment is a series of small hills, intervening valleys, and trees, which can be seen from most of the streets. Structures built on or near the tops of hills can be very visible and can dominate a skyline. Preference should be given to any development which does not overlook other areas or restrict views from public rights of way because of where it is placed or because of its own elevation.

4.17.3. Some buildings within the village already have a detrimental impact on views within the village or views from outside the village. Where these views are already obscured, tree planting will be encouraged to soften the hard lines of the structures.

4.17.4. Figure 15. demonstrates the scale of the natural scenery of the North West of England that is visible from points within the Parish. The Neighbourhood Plan acknowledges that it can only influence elements of views which are inside the Parish.

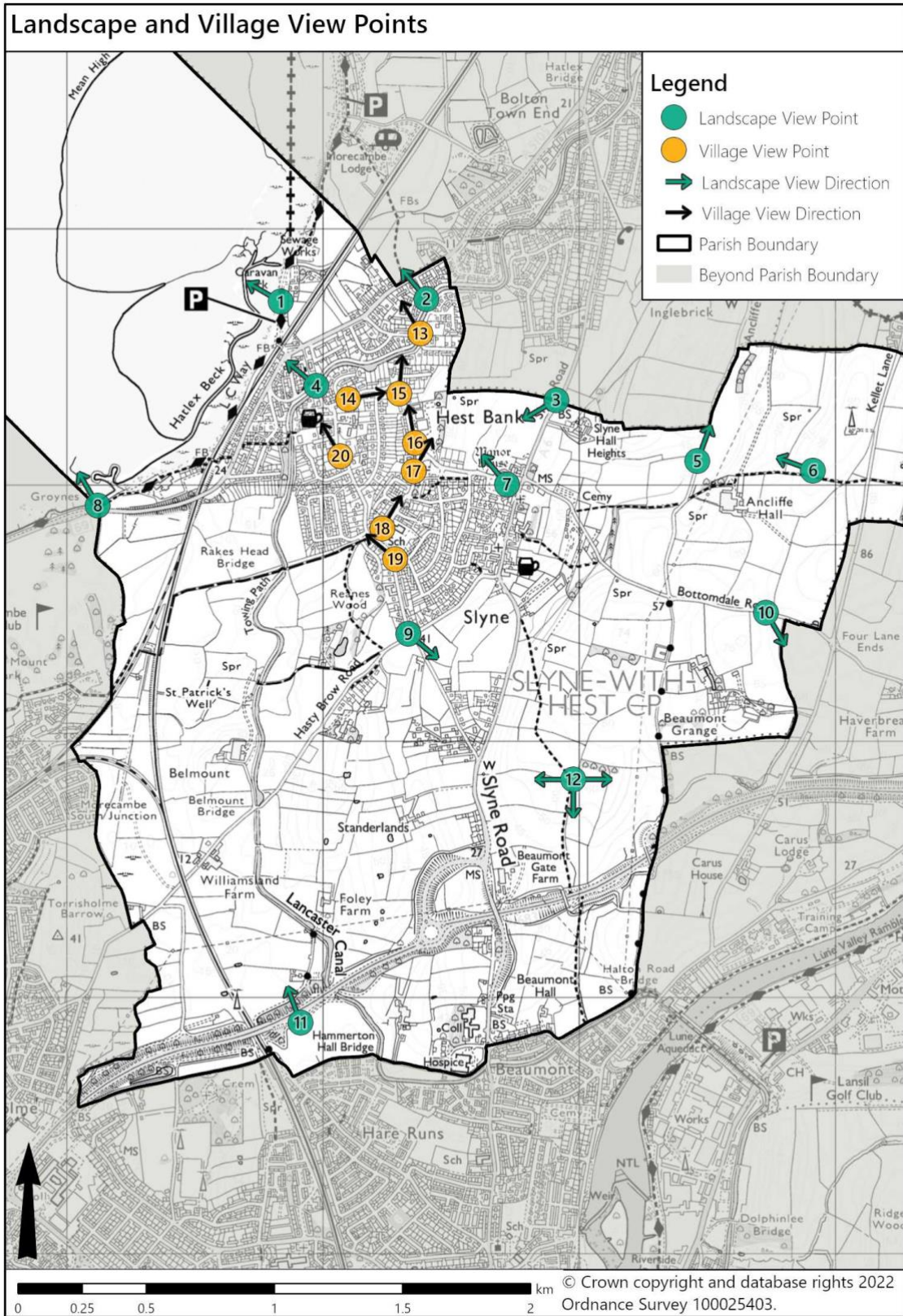


Figure 14. Landscape and Village Viewpoints

No	Views From	Views To	Type	Grid Reference
1	Shore accessed from Old Station	South Lakes Fells and Furness Peninsula	Landscap e	SD 46836 66716
2	Canal towpath North of Hatlex Bridge	Sands of North Morecambe Bay and South Lakes Fells	Landscap e	SD 47405 66727
3	A6 at Parish boundary	View into Slyne from North showing rolling drumlin landscape	Landscap e	SD 47923 66332
4	Hest Bank Canal Bridge view across the Bay	Particularly good summer sunsets	Landscap e	SD 46974 66387
5	Ancliffe Lane, North of farm	View of drumlin landscape along undeveloped valley	Landscap e	SD 48472 66093
6	High point of Public Right of Way above farm	360-degree view to Pennines, Farleton Fell, Lake District, Fylde	Landscap e	SD 48913 66027
7	Junction of Manor Lane and Manor Crescent	View of Grange and the Lakeland Fells	Landscap e	SD 47719 66003
8	A5105 at Parish boundary, Promenade	Shore view across sands and watercourses. Shore bird watching	Landscap e	SD 46132 65905
9	Hest Bank Lane at Throstle Grove	View to Clougha and surrounding moorland	Landscap e	SD 47344 65419
10	Bottomdale Road approaching Kellet Lane	Extensive, high views to East and West	Landscap e	SD 48730 65503
11	Bench overlooking Bay Gateway	Almost 360 degrees from Heysham clockwise to Clougha	Landscap e	SD 46913 63902
12	Public Right of Way along drumlin ridge	Views along ridge East, West, South and local tree capped hilltops	Landscap e	SD 47978 64851
13	Vicinity of Hatlex Bridge	Canal and bridge in leafy setting. Morecambe Bay in background	Village	SD 47379 66579
14	Peacock Lane	Mature trees and greens provide seasonally varying views	Village	SD 47099 66320
15	Hatlex Lane and Hanging Green Lane	Leafy views along historic lanes leading to the canal	Village	SD 47310 66338
16	Recreation Ground	Wooded roadside, mature gardens, and open green space	Village	SD 47360 66165
17	Hanging Green	Flanked by Paley and Austin Church of St Luke and stone cottages	Village	SD 47368 66054
18	Shady Lane	Mature trees, green areas, and well-kept school grounds	Village	SD 47242 65830

19	Hest Bank Lane at Bay View Crescent	Leafy lane descending to Hest Bank	Village	SD 47279 65700
20	The Prospect, Hest Bank Lane	Mature trees and extensive gardens of Georgian house	Village	SD 47069 66114

Table 6. Key to Landscape and Village Viewpoints

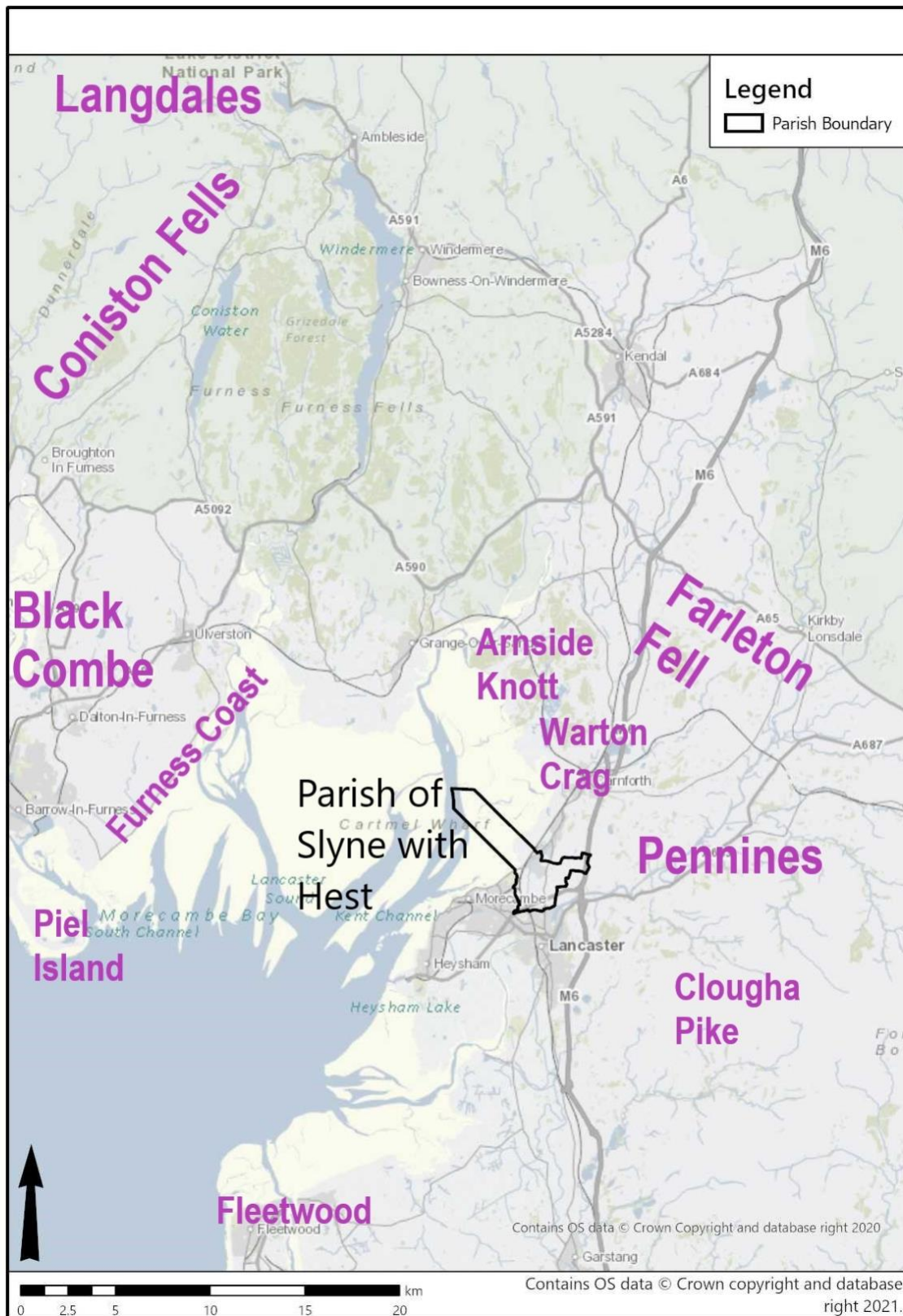


Figure 15. Distant views shown in purple from viewpoints cited in Table 6

Policy NE3. The Coastline and Development

New development or major alteration to existing properties between the sea and the West Coast railway line within the Neighbourhood Plan area will be permitted only when it can be clearly demonstrated that:

- Both designated and non-designated natural environment assets are to be protected including areas of land that are functionally linked to areas which are of International and or National Importance.
- In addition to protecting the rich ecological environment at the coast, new development must also meet criteria set out by the UK Marine Policy Statement.
- The priority for new development should be to avoid direct and indirect impacts upon biodiversity and/or geodiversity. Where impacts cannot be avoided, mitigation and then compensation measures should be provided.
- Development proposals should demonstrate how biodiversity and/or geodiversity will be protected and enhanced including for local wildlife, ecological networks, and how schemes contribute to biodiversity net gain.
- Landscaping schemes should include wildlife enhancements. Wherever possible they should retain existing, and plant new areas of trees, woodlands and hedgerows using locally appropriate native species.

4.18. Rationale for Policy NE3. The Coastline and Development

4.18.1. Paragraph 116 of the NPPF states ‘In coastal areas, planning policies and decisions should take account of the [UK Marine Policy Statement](#) and marine plans.

4.18.2. Much of the area between the West Coast railway line and the sea is already protected by environmental legislation. This policy is designed to offer the same level of protection to the unprotected areas of the coastal strip.

4.18.3. Areas identified at high risk of flooding in the Lancaster City Council Multi-Agency Flooding Plan 2016 include the coastal areas TL 23 Hest Bank and TL 24 Bolton le Sands and covers the functionally linked agricultural land and part of the coastal road along the seafront at Hest Bank.

4.18.4. The “intertidal’ area within the Neighbourhood Plan boundary is of national importance as reflected in its numerous designations. The shore area forms a historic and beautiful natural setting with fine views over the bay to Grange over Sands and the Lakeland hills.

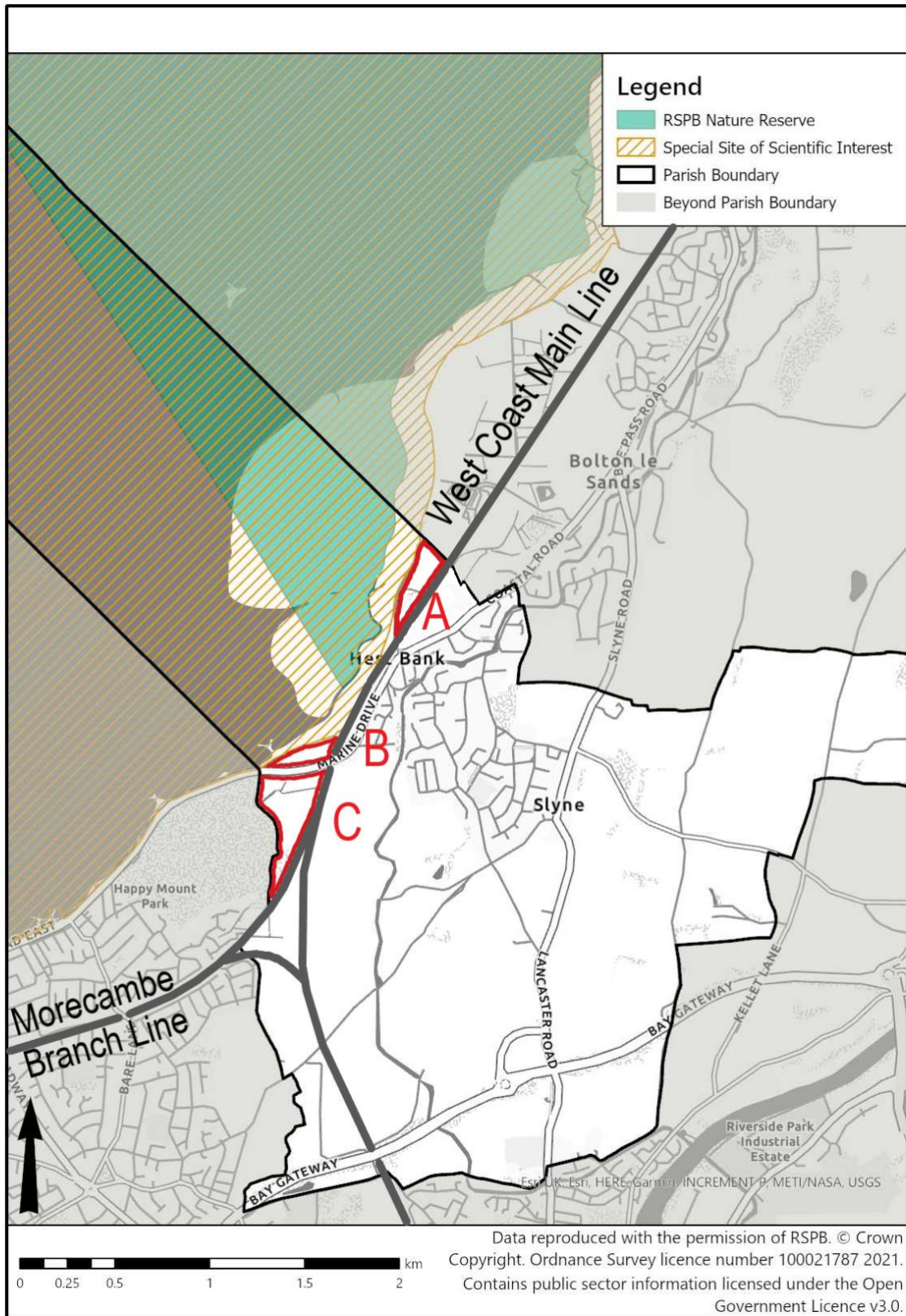


Figure 16. Areas to be protected by Policy NE3

4.18.5. The area between the last fields and the mean high tide line is owned by the Parish Council for the benefit of Parish residents and visited by both local residents and those from further afield. The area is common land and is available to all under the Freedom to Roam legislation.

4.18.6. The shoreline between Scaleshore Point and Red Bank comprises sandflats and saltmarshes. Unlike much of the coastline to the South, most of Hest Bank shore has no man made or natural protection and over the years has suffered from natural erosion and shifting sands. Given the disappearance of the former saltmarsh and islands by erosion, the current narrowness of the shoreline and the heavy use by walkers and dogs, it is essential that the natural processes which are happening are not exacerbated by inappropriate development.

4.18.7. The England Coast Path (ECP) is a new national trail being created by Natural England. For the first time people will have the right of access around our entire open coast. The route of the proposed England Coast Path will follow the coastline through the Neighbourhood Plan area from its northern boundary to its southern following the route of the existing Lancashire Coastal Way. This is already a very popular area for visitors and, as stated in the HRA of the proposed England Coast Path,

“As this section is already well used by walkers it is expected that there will be negligible change in use of the coastal way as a result of the proposals.”¹³

However, any increase in usage with the opening of the England Coast Path will inevitably increase the risk of more recreational disturbance.

4.18.8. Much of the area, but not all, as described is already protected by legislation as shown in Figure 17. This policy is designed to afford the same level of protection to the unprotected areas of the coastal strip. These will then be protected against unnecessary, poor-quality development which doesn't provide any enhancement for biodiversity and geodiversity.

¹³ p. 155 HRA

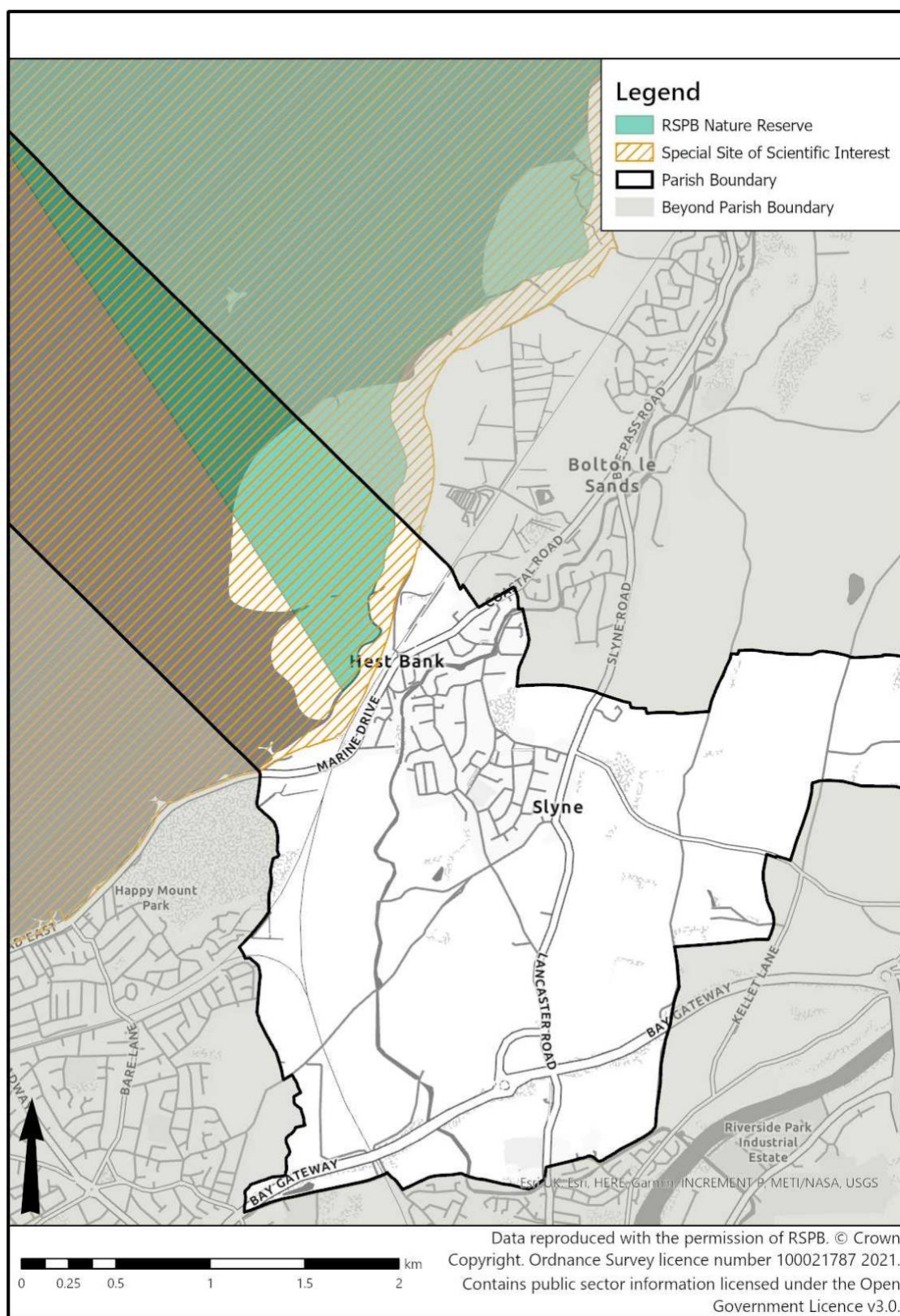


Figure 17. Land in Parish that is part of SSSI and RSPB Reserve

Policy COM1. Community Facilities

The facilities listed below and which are shown on Figure 18 are important community facilities to be retained and enhanced wherever appropriate to meet the needs of the local community.

- Memorial Hall, Hanging Green Lane
- Scout Hut, off Hanging Green Lane behind the Memorial Hall
- Slyne with Hest Tennis Club, Hanging Green Lane
- Slyne with Hest Bowling Club, Hanging Green Lane
- St Luke's Church & Church Hall, Manor Lane/Shady Lane
- Slyne with Hest Football Club

Where existing community facilities are in a state of disrepair and need replacing; or when new facilities are being proposed, these should complement and enhance the existing community facility which they replace

Proposals for the building and development of multi-use community buildings in the non-Green Belt parts of the Parish will be supported subject to the building being of a sensitive design, in keeping with its immediate surroundings and offering flexible space that can adapt to the changing needs of the community.

4.19. Rationale for Policy COM1. Community Facilities

4.19.1. To research the communal and recreational facilities in Slyne with Hest an initial community consultation was held to establish what the residents would consider to be assets in the local area. A map was plotted showing of the communal and recreational assets in the Parish. See Figure 18. Each was photographed, as evidence of their current condition. Managers of the key facilities (Memorial Hall and Church Hall) were asked to complete a SWOT analysis (strengths, weaknesses, opportunities, and threats) of their buildings and organisation. The SWOT analysis of a further seven communal facilities was completed by a subgroup of the neighbourhood planning group. See Appendix 3 page 23. M.

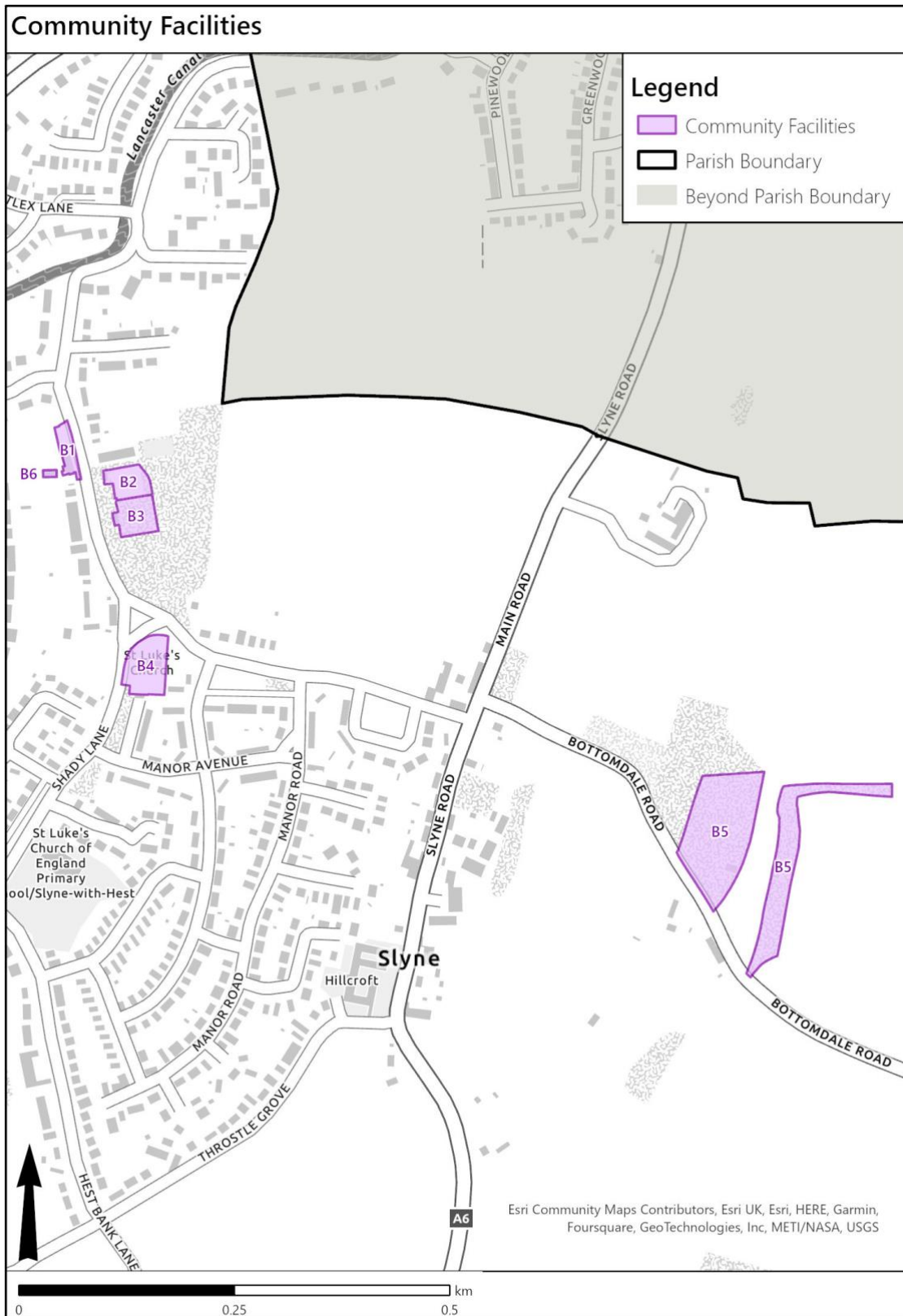


Figure 18. Sites of Sport, Recreation and Amenity Value in the village

Key to Figure 18. Sites of Sport, Recreation and Amenity Value in the village

Key	Description
B1.	Memorial Hall, Hanging Green Lane, participating users from local community and nearby communities
B2.	Slyne with Hest Tennis Club, Hanging Green Lane; a membership organisation
B3.	Slyne with Hest Bowling Club, Hanging Green Lane; a membership organisation
B4.	St. Luke's Church & Church Hall, Manor Lane/Shady Lane; buildings for Christian worship and community activities
B5.	Slyne with Hest Football Club (pitches and club house) Bottomdale Wood, Bottomdale Road
B6.	Slyne with Hest Scout Hut

4.19.2. In the initial Neighbourhood Plan Consultation exercise during the summer of 2016, 30% of the votes cast in the group consultation were for a “diverse and vibrant community,” this was the second most popular priority for the neighbourhood plan. In the individual responses, this dropped to the third most popular at 21%. The community spirit and facilities were identified as being positive things about living in the Parish. The Memorial Hall, the tennis courts, the St Luke's Church, the shore, and green spaces were all mentioned as assets. Addressing the condition of and the facilities at the recreation ground was the most popular aspiration mentioned by respondents. The desire for more and better play equipment was repeated several times. A third tennis court and reinstatement of the former playground near the chemist on Manor Road were popular suggestions. An extension and improvements to the Memorial Hall were mentioned by many, including modernisation inside and better use of the outside green space behind the hall. There were several comments about narrow pavements and towpath on the canal. Also, need for better signposting on footpaths and cycle ways. It was noted by a few, that the speed of traffic through village can affect walkers and cyclists. The shoreline, as an asset and the need to further improve facilities and access, was also mentioned repeatedly.

4.19.3. It was decided to exclude the Christadelphian Hall and the Plymouth Brethren Hall from this analysis because these buildings are only by their own congregation and worshippers; the buildings are not generally open to the public. The group also did not consider the three public houses, as these are private businesses, however, their value to village life is acknowledged. We did, however, consider public spaces such as the shore and canal corridor because of their high amenity value to residents, tourists, and visitors alike.

4.19.4. Slyne with Hest has a several community buildings which are either membership organisations or open to the general public. The most used and recognisable is the Memorial Hall on Hanging Green Lane. It was designed by the village's most famous resident Thomas Mawson and built as a memorial to those who served on the first and second world wars. In 2001 its management was transferred from the Parish Council to a separate charitable trust. The hall's regular users include Preschool, badminton, karate, dance, art, and drama classes. See Appendix 3 page 22. L. It is used for coffee mornings, elections, private parties, and community events. The management committee maintain the building well and have recently improved internal wiring, heating, and acoustics. The hall lacks some of the amenities and flexibility of more modern community buildings. Better links with the

outside area and potentially incorporation of the scout hut could be projects for the future. Appendix 3 pages 18-21. K.

4.19.5. The Anglican and United Reformed Churches share the management and use of St Luke's Church Hall off Shady Lane, Slyne. This brand-new facility was built in 2019 and opened to the public in March 2020. This modern new hall, which is built on the site of a previous church hall, replaced a poor-quality structure that had reached the end of its life. The hall serves the needs of the churches and the community. There are three areas to hire, the Main Hall, a meeting room, and a lounge/cafe area, plus a car park to the front.

4.19.6. The Scout Hut is located behind the Memorial Hall and is used by many uniformed organisations in the Parish including Rainbows, Brownies, Scouts, Beavers and Rangers. The facilities consist of toilets, kitchen, storage, and an open hall for messy activities. The building is quite old and of poor construction, although it has been improved internally and externally over the years through the hard work and fundraising of parents. The land is rented from the Parish Council and the committee who manages the building has struggled to recruit volunteers in recent years. A longer-term proposition would be advantageous to secure this vital dedicated recreational space for young people in the future. A joint arrangement and possible physical connection with the Memorial Hall (to which it is adjacent) would be one solution worth exploring to bring the Scout Hut facilities up to 21st century standards and secure the management of this space for all young people locally.

4.19.7. The Tennis Club and the Bowling Club operate club houses which are used by other groups in the winter months such as a bridge club. These buildings are separately managed by their own membership committees and are well used and efficiently run by their respective committees.

Policy COM2. Green Spaces

The Plan identifies the following areas as valued sites of open space and green space, see Figure 19. for map. These areas (some small, some large) contribute to the villages rural feel; they are frequently used and valued by residents. These spaces will be protected and improved to ensure that residents of all ages have access to green space and outdoor activities that benefit their health and well-being.

- Recreation Ground, off Hanging Green Lane/Manor Road
- Land adjacent Manor Lane/Manor Crescent
- Land adjacent Manor Lane/Manor Road
- Land adjacent Church Hall/Shady Lane
- Land adjacent Shady Lane/Manor Avenue
- Land on Shady Lane opposite St Luke's Primary School
- St. Luke's CE School playing field Shady Lane/Hest Bank Lane
- Land rear of Memorial Hall, Hanging Green Lane
- Land at junction Peacock Lane/Hest Bank Lane
- Reanes Wood
- Bottomdale Wood

Proposals for development on these open and green spaces will not be permitted unless they support improvements to the quality of that space, which include:

- Improvements to existing outdoor recreational facilities in the Parish and the provision of a new outdoor recreational space (multi use games area to be situated adjacent to the tennis courts and bowling green area) to encourage the physical well-being of residents.
- Manage and mitigate flooding at the Recreation Ground, to increase usable space for outdoor recreation
- Replace ageing play equipment at the play area on the Recreation Ground with new play equipment



Figure 19. Location of sites of open space value

Key to Figure 19. Location of sites of open space value

Key	Description
A1.	Land adjacent Manor Lane/Manor Crescent
A2.	Land adjacent Manor Lane/Manor Road
A3.	Land adjacent Church Hall/Shady Lane
A4.	Land adjacent Shady Lane/Manor Avenue
A5.	Shady Lane opposite School
A6.	St Luke's CE School playing field Shady Lane/Hest Bank Lane
A7.	Triangle - Shady Lane/Manor Lane/Hanging Green Lane
A8.	Recreation Ground, Hanging Green Lane; Games Area Adventure Playground
A9.	Rear Memorial Hall, Hanging Green Lane
A10.	Land fronting Ashworth Drive overlooking the Canal
A11.	Land junction Peacock Lane/Hest Bank Lane

4.20. Rationale for Policy COM2. Green Spaces

4.20.1. The areas listed above are all valued for their open access and are used for informal sport, recreation and amenity and are areas where residents can come together informally or formally. Figure 18. shows the Sites of Sport, Recreation and Amenity Value in the village, these are buildings and spaces for more formal recreational activities and have important amenity value to residents. The Slyne with Hest Parish Council manages many of these spaces in the Parish, which secures their future in perpetuity.

4.20.2. The following photos give examples of green spaces in and around the Manor Close/Manor Road area which afford amenity and play areas for children and give open views to the surrounding area.



Photo 29. Green space off Manor Lane/Manor Crescent



Photo 30. Green space off Shady Lane/Manor Avenue



Photo 31. Green space Manor Road



Photo 32. Green space adjacent to St Luke's Church Hall/Shady Lane

4.20.3. The Recreation Ground A8 in Figure 19, which is owned and managed by the Slyne with Hest Parish Council, is the largest green space in the village. It is an important open space between Slyne and Hest Bank that is surrounded by woodland, fields and a road. It was gifted to the parish many years ago and is well used by all. This was an area that repeatedly came up in the community consultation as needing attention, in particular drainage and improved facilities. The area has been sympathetically developed in previous years and includes a fenced off children's play area. Later developments include a wetland area, a board walk, football play area and a stone circular trim trail/footpath. There are access gates at three points. Unfortunately, the area is subject to flooding (water drains from a wide area into the site) and attempts to drain the land adequately in recent years have had mixed results. Further work has been undertaken to improve drainage which will allow members of the public access all year round, hopefully allow the reinstatement of the flying fox, develop a usable football pitch and ultimately a multi-use games area (MUGA.) The community consultation conducted for the plan indicates that local people would support such improvements in particular the construction of a MUGA which would provide much needed activities for older children and teenagers.

4.20.4. In line with community wishes for more play equipment, Slyne with Hest Parish Council restored the Manor Lane Play Area at the junction of Manor Lane and Manor Road. New safety fencing, surfacing and play equipment for toddlers and young children was installed by the Parish Council at the end of 2017. This play area is well used by smaller children and parents/carers.

4.20.5. It is worth noting that Slyne with Hest Parish Council pays a private company to cut grass on many of the Parishes open spaces. In addition, the Parish Council employs a part time grounds person to maintain Parish Council owned areas and to help maintain the cemetery, footpaths, seats, bus stops and bins. This is an important and valued service that helps maintain the surroundings and public spaces in the village and our consultation demonstrated support for these actions.

4.20.6. Lancaster City Council does not currently have a Community Infrastructure Levy (CIL) but are investigating whether the introduction of a CIL charge is feasible. If this position changes in the life of this Neighbourhood Plan, COM1, COM2 and the Community Aspirations & Projects will be addressed as to how such funds can be utilised. See Appendix 3 page 17.J.

Section 5. Community Commitments and Projects

5.1. This Neighbourhood Plan recognises that the following issues are non-land use and therefore outside of the planning system, but the Neighbourhood Plan is the vehicle by which the Parish Council wishes to set out the community's commitments and projects for the Parish, having been formulated because of the consultation events held as part of the neighbourhood plan-making process. They identify the aspirations of parishioners and other matters of local importance for future developments within the Parish.

Project CC1. Signs and Footpaths

Sites identified for development in this plan will be required to work with the Parish Council in the provision and future maintenance of additional signage / information boards which show all known local and national footpaths, the canal towpath, cycle tracks and bridleways in other amenities within the Parish. Signs must indicate routes which are multiuser friendly and traffic free. These boards will be in addition to any other required signage.

5.2. Rationale for Project CC1. Signs and Footpaths

5.2.1. The Parish Council believes access to the countryside is an essential part of many people's lives and provides a wide range of benefits to both the residents and many visitors who come to enjoy these valuable and unique assets. The natural environment forms an essential part of the local economy, provides recreational opportunities, and contains a wide range of valuable and rare species and habitats. It also contributes to public health, wellbeing and provides an important educational facility. Signage is one of the most obvious ways of promoting opportunities for outdoor access. It can raise awareness of the existence of individual paths or networks within the Parish, presenting them in a positive and welcoming light and encouraging access to be taken on these routes. It is one of the most effective ways of giving people the confidence to enjoy their local area. Positive and welcoming signage is also a valuable tool for land and access management, to achieve this the PC wish to work with developers to provide comprehensive Parish wide sign posting that is essential to maximise the use of public rights of way and to guide pedestrians onto safer walking and cycling routes away from the ever-increasing traffic of the village.

Legend

- Footpath - walkers (runners, joggers etc)
- Bridleway - walkers, horse riders and pedal cyclists
- Restricted byway - as bridleway plus horse-drawn vehicles (all non-motorised users)
- Byway open to all traffic - anyone, although it may not be suitable or passable for some
- Temporary closure
- Current Application for Definitive map modification order
- Closed Application for Definitive map modification order
- Application for Public Path Order

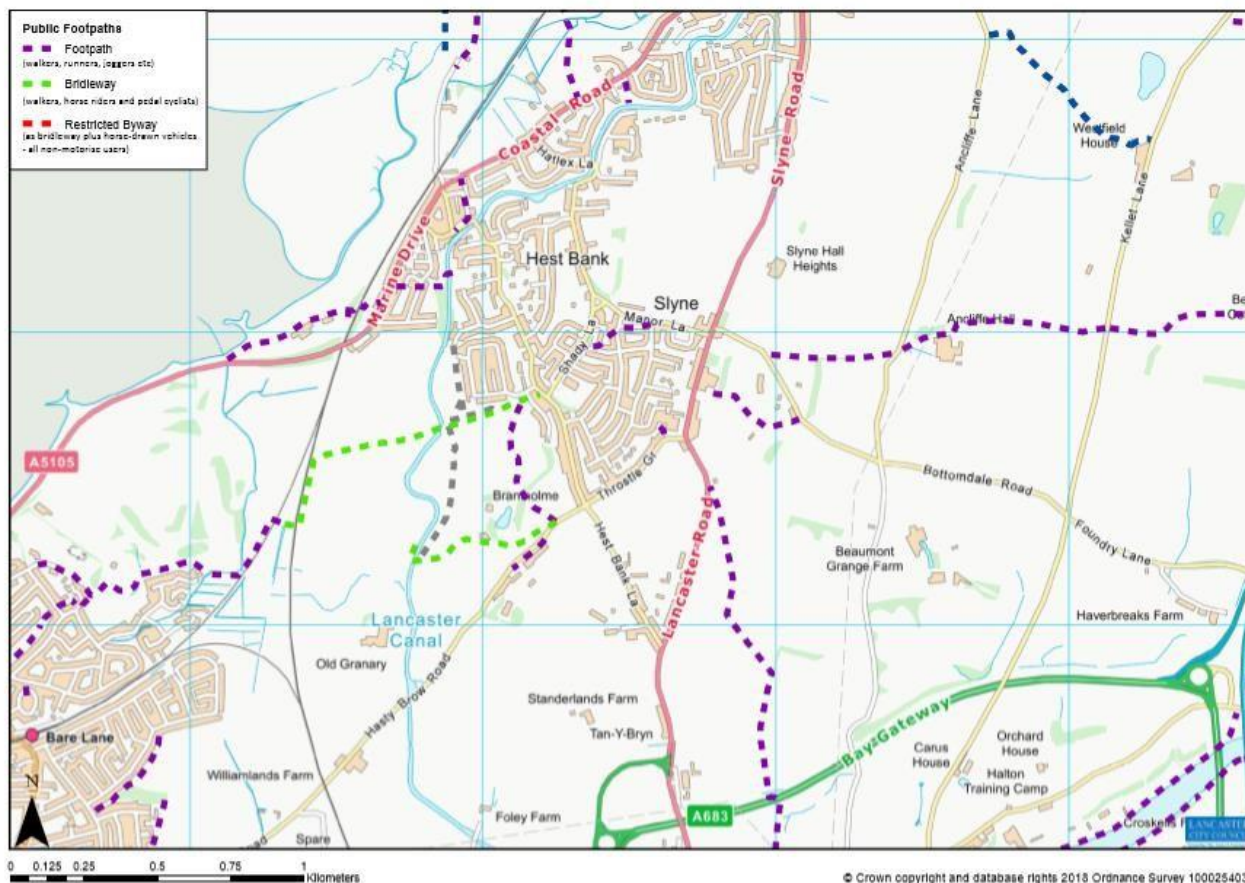


Figure 20. Current Rights of Way in the Parish from Lancashire County Council. Map provided by Lancashire County Council

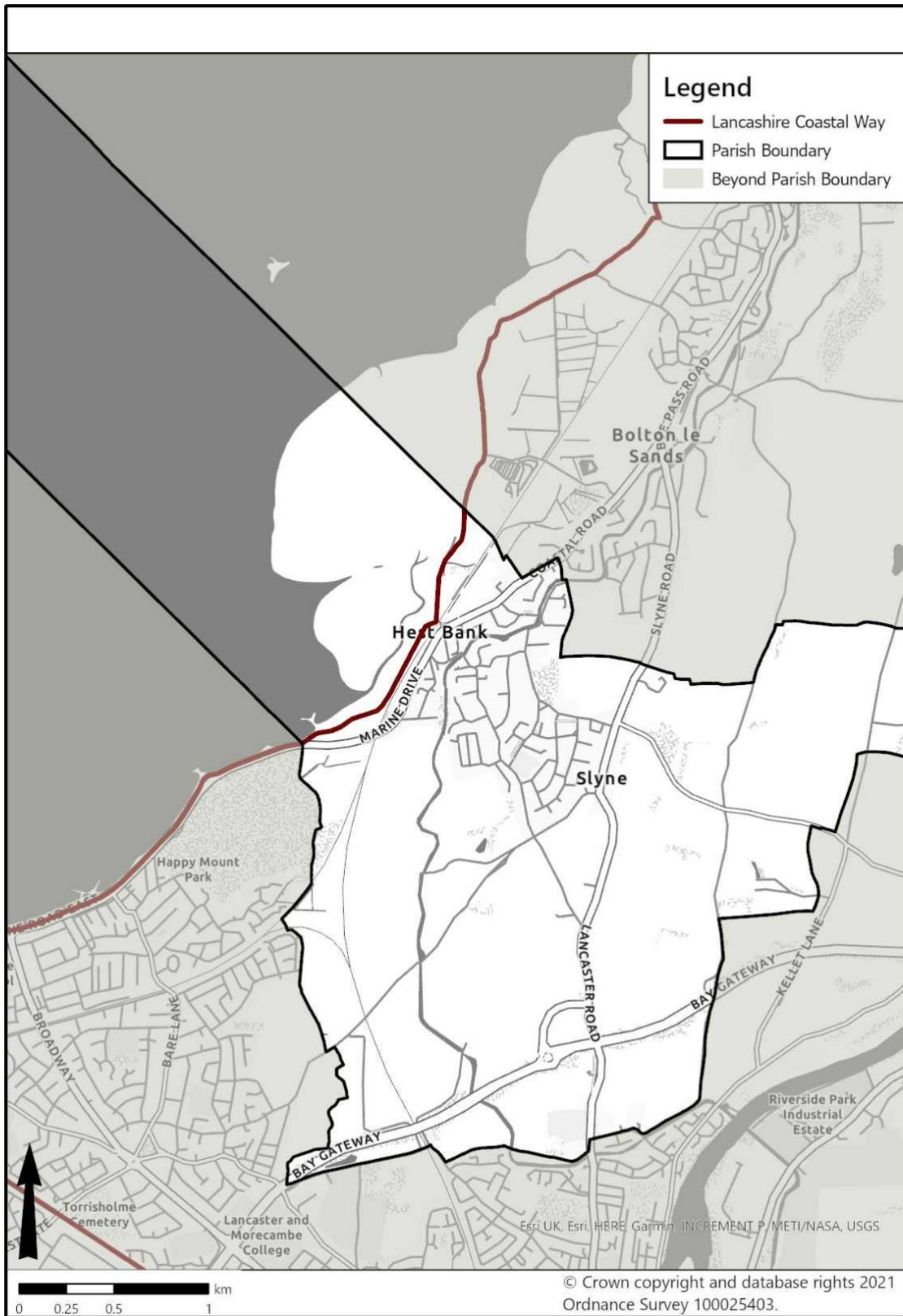


Figure 21. Location of the Lancashire Coastal Way within the Parish

Project CC2. Road Safety

Recognising that additional development within the Parish will add to the ever-increasing traffic this policy aims to improve and resolve the identified road safe issues within the village by working collaboratively with Lancashire County Council's Highway Department. The Parish Council has the following aspirations aimed at improving road safety in the Parish.

- Extend the 20mph zone from the junction of Hasty Brow/Throstle Grove down Hest Bank Lane to the **Junction** of the A6 and include Throstle Grove in the 20mph zone
- Reduce the speed limit to 30 mph on the A5105 (Coastal Road and Marine Road) as it passes through the Parish
- To have effective signage to deter or stop large vehicles from using the Listed Canal Bridges
- To have effective signage indicating areas where there are no footpaths

5.3. Rationale for Project CC2. Road Safety

5.3.1. The Neighbourhood planning process does not have the remit to develop Policies in relation to roads and road safety, this is the responsibility of the County Council, but as during the initial community consultation process residents expressed their concern about several road safety issues the Parish Council will continue to aspire to and advocate for the following changes particularly as developments will increase traffic in and around the village.

5.3.2. A 'Traffic in Villages' prepared for the Dorset AONB is a useful example of good practice and ideas for traffic management. This could be used to help decisions makers and funders bring forward traffic management schemes for our village.

5.4. Speeding Traffic

5.4.1. Traffic leaving the centre of the village via Hest Bank Lane moves from a 20mph zone to a 30mph before it reaches the A6. Very often cars travelling down Hest Bank Lane are more than 30mph. The pavement is very narrow and for most of the year covered in vegetation, the surface can also be muddy and slippery. This makes it impossible to walk on without fear of falling or getting nettle stings or being scratched by brambles. When it is clear, the path in places is not wide enough for prams or wheelchairs so people are often seen using the road.

5.4.2. Towards the A6 end of Hest Bank Lane there is a lot of congestion and road narrowing because of vehicles visiting Coastal Car Centre and queuing to access the A6. The area at the bottom of Hest Bank Lane is built up and has more than thirty residential properties all requiring access by car. The sight line up Hest Bank Lane is not good and speeding traffic is an additional problem. Additional houses in the village will add to the issues described above. Throstle Grove is used as a short cut and is a busy thoroughfare. Part of the road has no footpath and farm vehicles are parked on the road, as well as residents' cars making the road even narrower causing several pinch points. A lower speed limit would make it safer for pedestrians and car users alike. Hasty Brow Lane is also not very safe with nowhere to walk and speeding traffic.

5.4.3. Traffic leaves the 30mph restricted zone in Bolton-le-Sands and passes through Hest Bank, which is currently a 40mph zone only to re-enter 30-mile restriction 3 miles later in Bare.

5.4.4. Extending the speed limit to the 30mph stretch of the A5205 as it passes through the village will provide a more consistent approach to traffic flow, it will offer drivers joining or leaving the A road at Station Road, The Crescent, Hatlex Lane a safer route. All the roads are very busy and are the main feeder roads for the village.

5.5. Narrow Bridges

6.5.1. The Parish has several 19th Century listed canal bridges which were not built to take 21st Century traffic. Two major pinch points are Hatlex Canal Bridge and Hest Bank Canal Bridge. With increased use of satellite navigation, the bridges are being used by vehicles which are too large and too long for the bridges design. This often results in HGVs damaging the structure of the bridges which are expensive and time consuming to repair.

5.6. Lack of Pavements

5.6.1. There are several key places where pedestrians must walk on the road due to lack of pavements; none of these areas have signage to warn drivers that there may be pedestrians in the road. The Parish Council will consider whether providing passive traffic measures or signage would improve pedestrian safety.



Photo 33. Canal Bridge on Hest Bank Lane



Photo 34. Canal Bridge on Hatlex



Photo 35. Junction at Hasty Brow



Photo 36. No pavements on Hatlex Lane



Photo 37. Pedestrians on Hest Bank Lane Canal Bridge



Photo 38. Hest Bank Lane

Project CC3 Non-designated Parish Heritage Assets

The submitted Local Plan provides comprehensive planning guidance to protect and enhance heritage assets. In addition to this:

- the Parish Council will work with Lancaster City Council to identify the unique non-designated heritage assets within Slyne with Hest.
- development affecting such assets will only be permitted where it complies with planning guidance as outlined in DM37 of the Local Plan: Development Affecting Non-Designated Heritage Assets or their Settings.

5.7. Rationale for Project CC3. Non-designated Parish Heritage Assets

5.7.1. Objective 5 of the Neighbourhood Plan is to: protect and enhance our local heritage and conservation areas, including historic buildings and their settings, monuments, canal, and shoreline with its unrivalled views.

5.7.2. The adopted Local Plan provides comprehensive planning guidance to protect and enhance heritage assets through [Development Management Policies](#), policies DM37 – DM42. In view of this the Slyne with Hest Neighbourhood Plan does not have a policy dealing with heritage assets.

5.7.3. However, as residents attach significant importance to the heritage assets of the parish the Parish Council will work with Lancaster City Council to identify the unique non-designated heritage assets within Slyne with Hest.

5.7.4. To protect and enhance the unique non-designated heritage assets within Slyne with Hest they must first be identified. The Parish Council is in an ideal position to work with the heritage officer of Lancaster City Council to achieve this. There is an active [Local History Group](#) within the village with a wealth of local knowledge.

5.7.5. The historical assets of Slyne with Hest are unique partially due to the location of the village. To the West is Morecambe Bay with an important crossing point across the sands originating at Hest Bank. The canal is particularly close to the sea at Hest Bank. Consequently, a quay was built here to allow transfer of goods between them. The Slyne Conservation area lies on either side of the A6, an important historic North/South route before the construction of the M6. An important resident of the village was Thomas Mawson. He was an internationally recognised landscape architect. Among his many significant achievements was winning the competition to design The Peace Garden at The Hague after World War 2. He lived in Hest Bank at Applegarth, a house he designed and built for himself.¹⁴ There are several other examples of his design within the village.

¹⁴ Ref. Janet Waymark, Thomas Mawson: Life, Gardens and Landscapes (Publisher: Frances Lincoln, 28 May 2009)

5.7.6. Examples of local non-heritage historical assets to be assessed include:

- [Hest Bank Inn](#) (the coaching inn for travellers across Morecambe Bay)
- [Hest Bank Wharf](#)
- Slyne with Hest Memorial Hall designed by Thomas Mawson
- Christadelphian Hall (former village school, situated next to the A6 within the Slyne Conservation Area)

5.7.7. Lancaster City Council's website outlines the reasoning behind compiling a list of local heritage assets. To be included on the List of Local Heritage Assets, a building, structure, or site will need to satisfy an authenticity criterion and in addition, one or more of the following: architectural significance, makes a positive contribution, historic significance. Read Lancaster City Council's criteria for [non-designated heritage assets here](#).

Project CC4. Community Facilities and Recreation Spaces

The Parish Council to continue to consult and fund for the development of new facilities for recreation and community use.

- In April 2021 plans were submitted to Lancaster City Council for planning approval for a multi-use games area (MUGA) at land adjacent to the Tennis Club and at the rear of the BT Telephone Exchange on the Recreation Ground for a fenced off surfaced area which can be used for a variety of ball games, including a shelter for changing.
- The Parish Council will also seek to improve the Peacock Lane Gardens with construction of a “COVID” Remembrance Garden. Early consultations, by two Parish Councillors, has resulted in plans to develop a garden incorporating seating and painted stones that were left in the village by local children during the COVID lockdown restrictions in 2020/21. See photo 39.
- The Parish Council will encourage and support local voluntary groups that seek to improve recreational facilities and activities that benefit all ages. Proposals that help improve the quality of the following facilities are particularly welcome. Replace the existing Scout hut and/or incorporate into a redeveloped Memorial Hall. Improve facilities and activities at the Slyne with Hest Memorial Hall.

5.8. Rationale for Project CC4. Community Facilities and Recreation Spaces

5.8.1. These projects will reinforce the overall views and wishes of the village (settlement) in its green credentials and desire for a healthier lifestyle and support the vision and wishes that have been expressed through consultations in keeping the village a pleasant area to live, work and play.



Photo 39. Painted stones by local children during the covid pandemic of 2021

Section 6. Monitoring and Reviewing the Plan

6.1. Monitoring

6.1.1. The Parish Council is notified of all planning applications within the Parish by Lancaster Council and asked for their comments. The Parish will develop and use an Application Table as a framework for monitoring the effectiveness of the Plan. It will record:

- the details of each application
- the Parish's response using the Neighbourhood Plan Policies as prompts but also allowing for Local Plan policies to be referred to
- the Parish's overall comments
- the council decision
- a review of the decision and the effectiveness of the Neighbourhood Plan Policies in each case

6.1.2. Included in the Neighbourhood Plan are several Community Commitments/projects. The Parish Council will:

- appoint a Parish Councillor to oversee the implementation of these commitments/projects, to promote ideas for future projects and report regularly to the Parish Council
- encourage and support community groups and individuals to realise the aims of these commitments/projects

6.2. Review

6.2.1. The Parish Council will monitor and, if appropriate, undertake a review of the Slyne with Hest Neighbourhood Plan. A triennial monitoring report will be prepared and considered by the Parish Council. A summary table will be put together that will form the basis of a report on the effectiveness of the Neighbourhood Plan and can include recommendations for how the Neighbourhood Plan can be monitored in the future and for potential future versions of the Neighbourhood Plan. This will be available on the village website. The report will cover:

- the effectiveness of the policies in the Neighbourhood Plan when assessing and determining planning applications
- any changes in national planning policy that could supersede the policies in the Neighbourhood Plan
- anticipated changes to the Local Plan to combat climate changes and how these relate to the neighbourhood plan

6.2.2. Similarly, a record will be kept of Section 106 funding and Community Infrastructure Levy (CIL) related to development in Slyne with Hest should Lancaster apply a CIL. A table will be used to record the amounts due from each proposal and how it is spent while keeping track of the balance. Certain projects for spending the Community Infrastructure Levy will be identified by the Parish Council separately to this Neighbourhood Plan.