

# Slyne with Hest Neighbourhood Plan 2017 – 2031



Slyne with Hest Parish Council  
July 2019

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## Section 1

### 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. Stewart Scothern

### 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.*

*Lancaster City Council has told us that 40 new homes must be planned for in Slyne with Hest during the lifetime of the Neighbourhood Plan. 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 where homes are built, the types of homes and the layout and design of those homes.”*

Mrs. Jean Walker

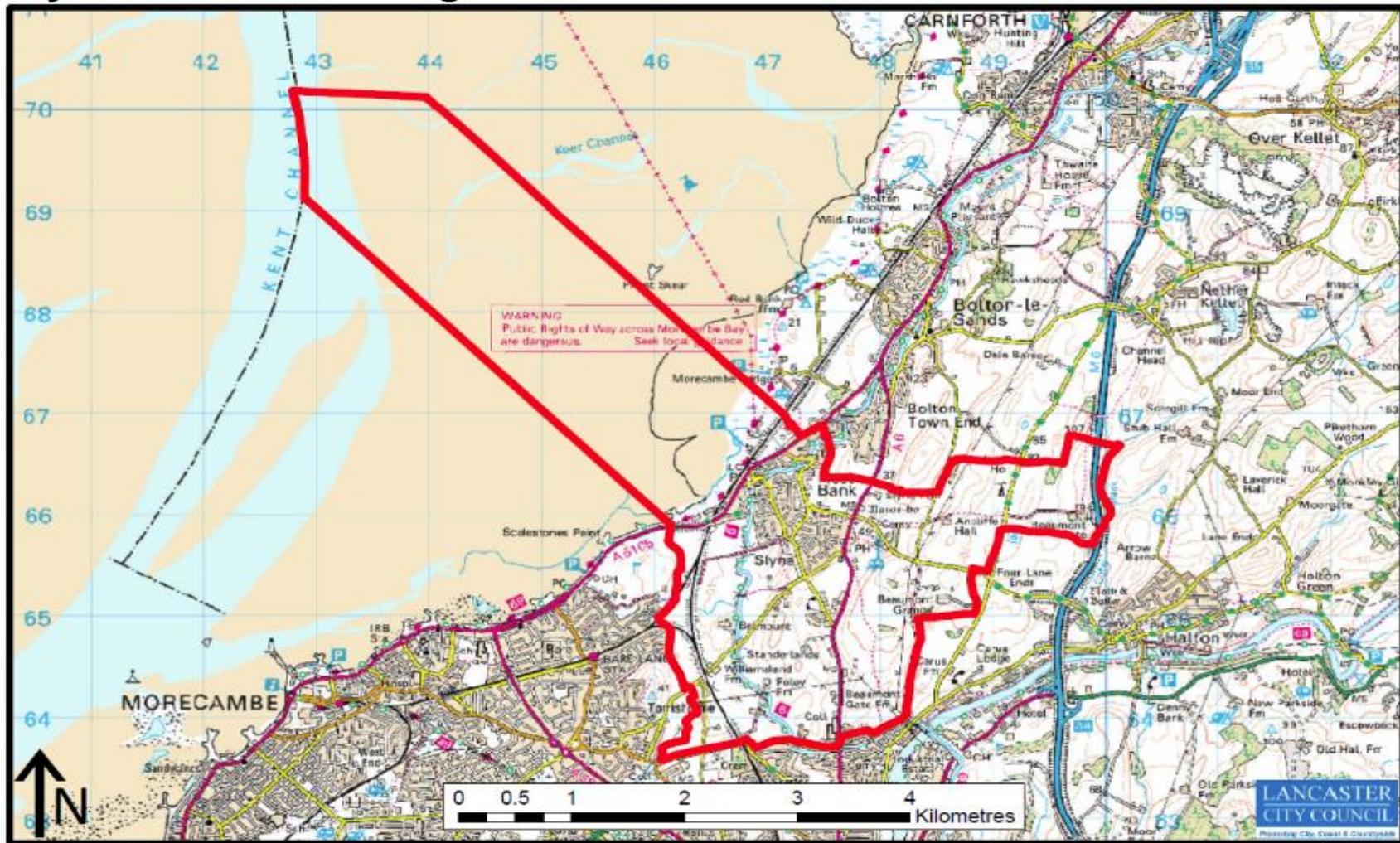
## 1.3 Introduction

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 and 2.](#)

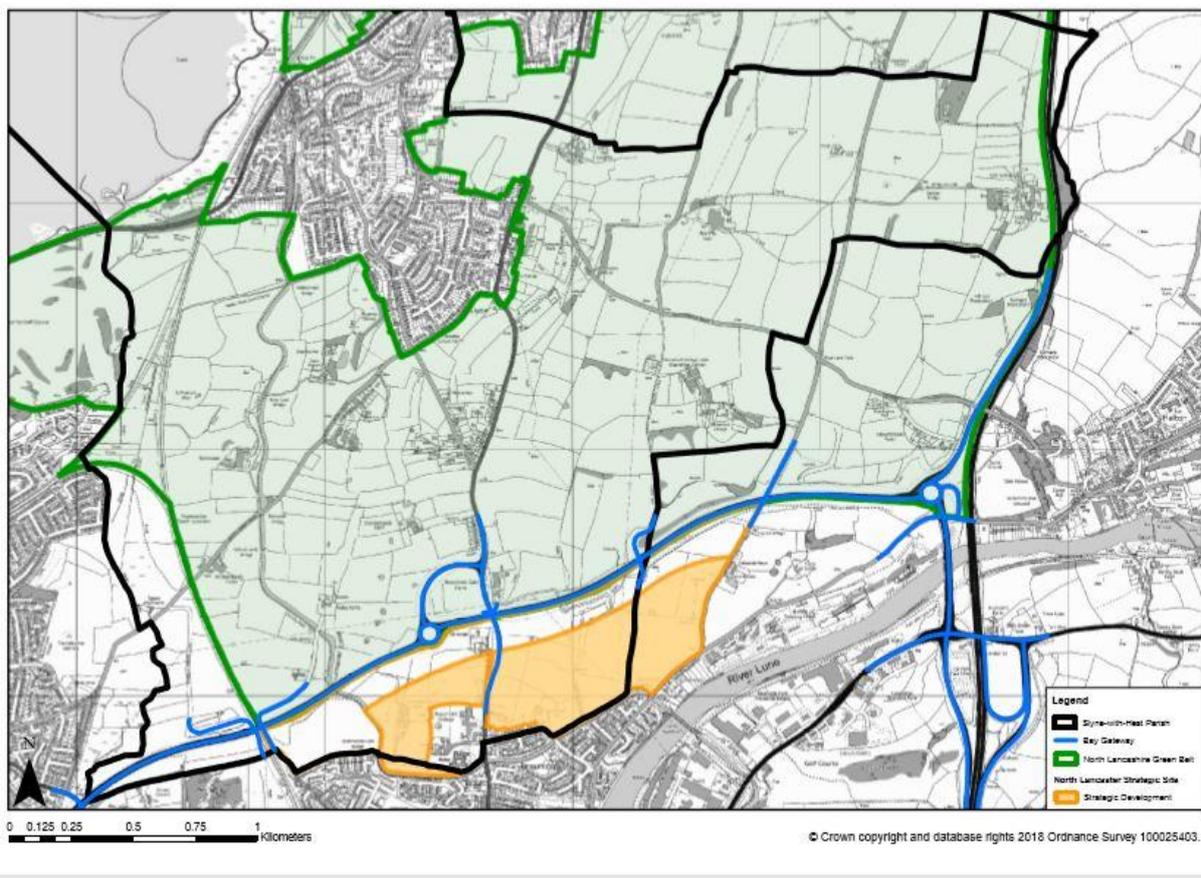
Figure 1. Slyne with Hest designated Neighbourhood Plan area



Date: 27/01/2016

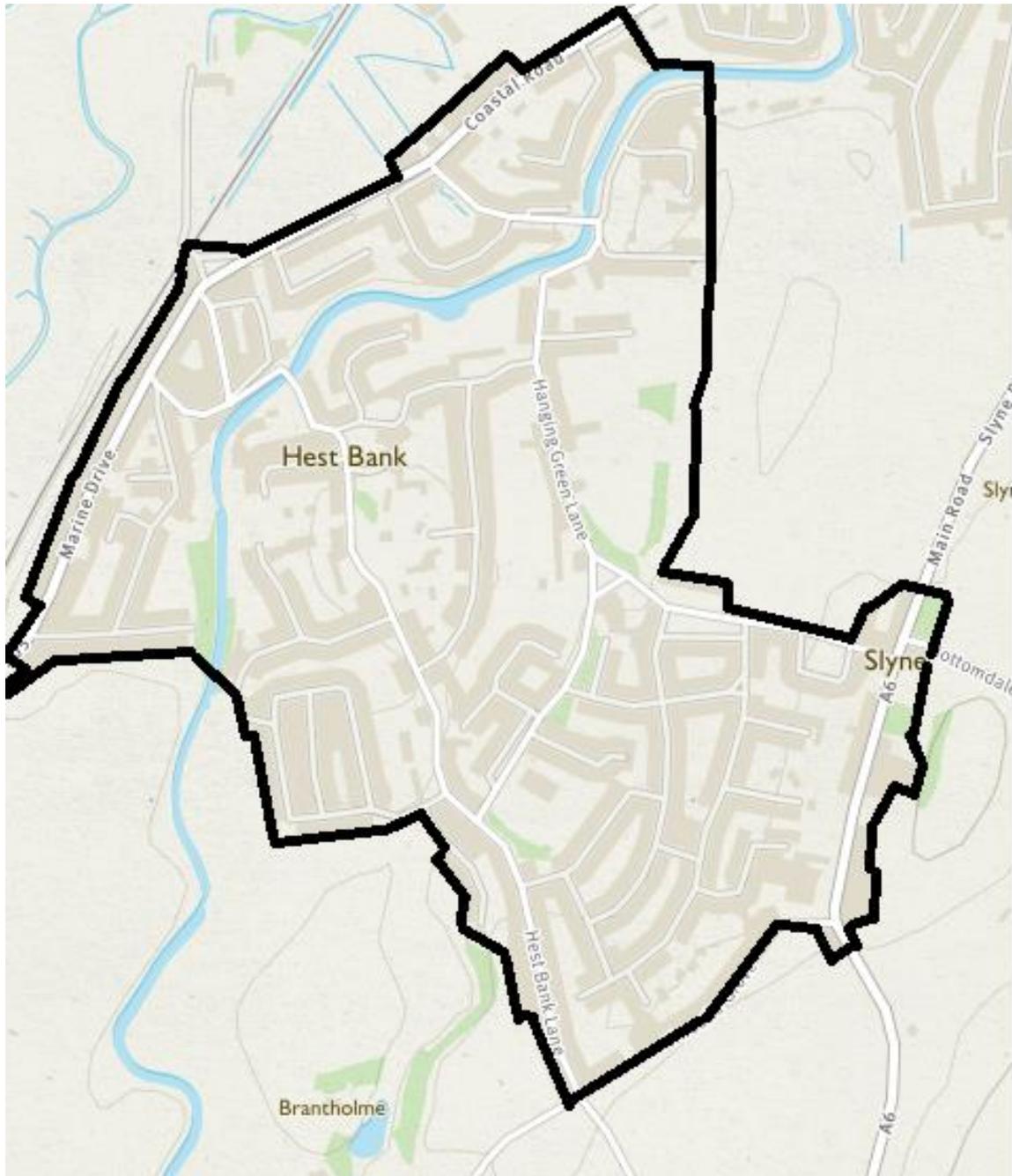
© Crown copyright and database rights 2016 Ordnance Survey 100025403.

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



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.

Figure 3. The Footprint of the Village of Slyne with Hest



## Section 2

### 2.1 “Our Slyne with Hest”

2.1.2 Our Slyne with Hest is a rural parish north of expanding suburban Lancaster. The village borders Morecambe Bay with farmland to the other three sides within the parish. 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.



Mature trees on Peacock Lane, Hest Bank

2.1.3 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.



View from 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 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 post-medieval 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 with Hest Conservation Area Appraisal](#) was prepared in 2009.



Buildings in the Slyne 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 catering to travellers passing between Lancaster and Bolton, 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 now is part of the parish of Slyne-with-Hest. At the historic centre is a pub, The Hest Bank, formerly named "The Sandes." This was the coaching inn from 1544 for travellers across 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 hamlet is situated along the Lancaster canal where 17th to 19th buildings including The Hest Bank Inn, are situated. This area has a distinctly fine grain and vernacular appearance. This small hamlet 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 with its many historic bridges including the nearby Hest Bank Bridge runs below it. On the bank of the Canal next to the Bridge is the picturesque [Canal Warehouse](#) (now private houses) built in 1820. The shifting sands of Morecambe Bay have recently uncovered [Hest Bank Wharf](#) which stands 4 metres above the tide line.



Hatlex Bridge (No. 119) on Lancaster Canal

## 2.9 Distinctive Architecture

2.9.1 A famous resident of Hest Bank was Thomas Mawson, internationally renowned garden designer, landscape architect, and town planner and several 'Mawson Houses' were built in his distinctive style. He built the Memorial Hall as a monument to his son who was killed in the Great War. The telephone exchange across the road continues the theme.<sup>1</sup>

## 2.10 Wider Parish

2.10.1 Following routes along public footpaths, bridleways and the canal towpath, allows 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 coast line 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 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

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

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 a number of small windfall/infill sites have been developed and many houses have been altered and/or extended. [See Appendix 3, page 1. A.](#)

Figure 3. Slyne and Hest 1898<sup>2</sup>



<sup>2</sup> OS map First Series Sheet 91 NE\_Lancaster 1852

Figure 4. Pre 1960's village<sup>3</sup>



Figure 5. Post 1960's development (village centre)<sup>4</sup>



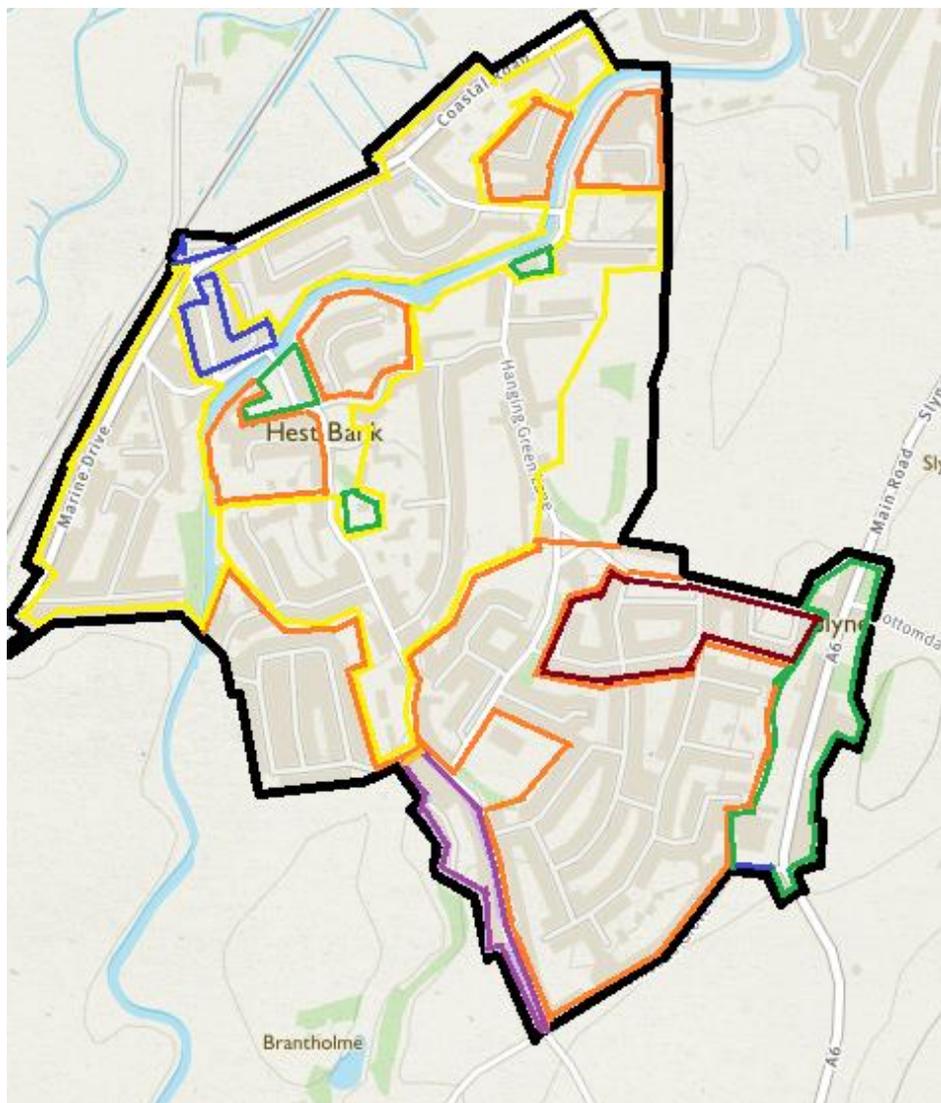
<sup>3</sup> OS map 1:10,560 (1961-1963)

<sup>4</sup> OS map 1:10,000 (1972-1980)

## 2.14 Character Areas

2.14.1 As part of preparing the Neighbourhood Plan, members of the Steering Group walked around the village to identify the Character Areas of Slyne with Hest. They made notes and took photos to record aspects of the character of Slyne with Hest. A number of these photos are included to illustrate specific points.

Figure 6. Character map of Slyne with Hest showing approximate building periods



**Key:**

Pre-Victorian

Victorian, Edwardian

Inter-War

Post-War Social Housing

Post 1960s

Mix from Edwardian to Post 60s

## 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.



Manor House, Main Road, Slyne

2.15.3 The main thoroughfares in the centre of the village have interwar semi-detached 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.



Stone Cottages, Main Road, Slyne

Other Pre-Victorian examples include;



Georgian Terrace, Hest Bank Lane



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.



Terrace houses by the canal on Hatlex Lane



Victorian Terrace, Station Road

### 2.15.6 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.

2.15.7 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.



Large semi-detached, Prospect Drive



Mawson house on The Crescent

2.15.8 Houses in the Mawson mould, however, had a more traditional 'Arts and Crafts' look.



Semi-detached houses on Kirklands and Peacock Lane

### 2.15.9 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.



2.15.10 Slyne has a substantial estate of these houses to the south of Manor Lane.

Local authority housing Manor Avenue



Manor Avenue

### 2.15.11 Post 1960's



Manor Road

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.



Highfield Drive

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



Orchard Close



Hest Bank Lane

### **2.16.1 Education**

2.16.2 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.](#)

### 2.16.3 Getting around

2.16.4 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 Bay Gateway), the West Coast mainline railway and the Preston to Kendal Canal which is 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.

2.16.5 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. Parts of these roads do not have pavements.

2.16.6 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 action groups, 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.



Tree planting on the Bay Gateway

2.16.7 There has been sympathetic building of a 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 Coastal Path will further improve access.

## 2.17.1 Economic Activity

2.17.2 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.'*<sup>5</sup>

2.17.3 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%)<sup>6</sup>. Many of these people work from home. There are no major employers with 100 or more employees in the immediate vicinity. [See Appendix 3, pages 10 to 14. B15.](#)

## 2.18.1 Demographic Profile

2.18.2 The population of the parish had grown steadily since 1921 but fell slightly between 2001 and 2011. [Appendix 3 pages 5 to 14. B.](#)

Figure 7. Population Growth for the Civil Parish of Slyne with Hest<sup>7</sup>

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

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<sup>5</sup> Extract from the Lancaster District Sustainable Settlement Report

<sup>6</sup> 2011 Ward Labour Market Profile; Slyne with Hest Parish Profile

<sup>7</sup> Sources: Vision of Britain and ONS (No comparable data for 1941 and 1971) and Nomis estimation (2015) for 2016 ONS Crown Copyright Reserved (from Nomis on 8 November 2016)

2.18.3 The majority of 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 to 14](#)

## 2.19 Environmental

2.19.1 The intertidal area within the Neighbourhood Plan boundary has [Ramsar designation](#) and thereby forms one of the most important wildlife areas in the world.

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

2.19.3 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.
- **Lancaster Canal** (BHS reference LSCLA) runs through the plan area with three 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.

## 2.20 Other Species and Habitats within the NP area:

2.20.1 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."*<sup>8</sup>

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<sup>8</sup> Quote from Initial Designation Consultation by Lancashire Wildlife Trust carried out by Lancashire County Council, 2016

## 2.21 Trees and Hedgerows

2.21.1 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 street-scape.

## 2.22 Impact of Bay Gateway

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

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

*"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." <sup>9</sup>*

2.22.3 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.

## 2.23 Community Facilities

2.23.1 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 Memorial Hall and the recreation ground opposite the hall.

2.23.2 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 legal advice and engineering guidance for some of the problems caused by a recently installed drainage system. Further work to drain and develop the area so that it is fit for purpose all year around is planned.

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<sup>9</sup> [Quote from Lancashire County Council website - 21.10.2015](#)

2.23.3 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.

2.23.4 Recent welcome additions are a play area for younger children on Manor Lane and the new church hall due to be built in 2019 by the Church of England and United Reform Church which will be available for community use.



New play area for younger children on Manor Lane

2.23.5 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.

## Section 3

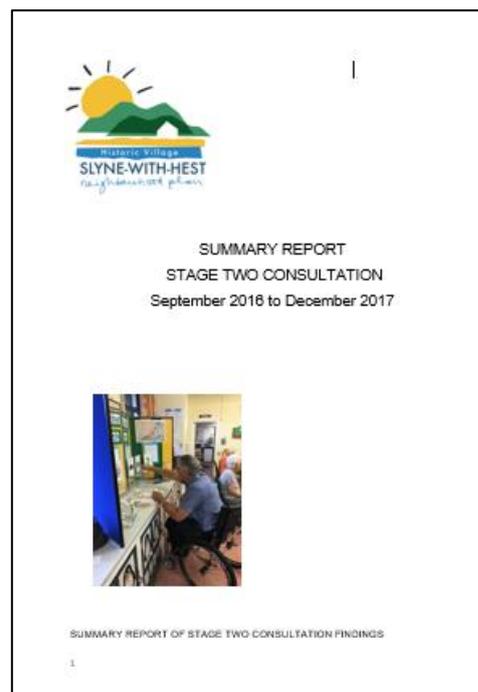
### 3.1 The Plan

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:

- Consultation Stage One - [Appendix 4A](#)
- Consultation Stage Two - [Appendix 4B](#)



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 a number of 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.

### **3.3 Vision and Objectives**

#### **3.3.1 Vision**

Based on 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 wild life habitats for generations to come.

#### **3.3.2 Objectives**

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 its 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 reflect the research and consultation undertaken by the steering group. The number of original policies identified has been substantially reduced because many of the issues raised were already adequately covered in the Lancaster District Local Plan and in the Lancaster Core Strategy. (hyperlinks)

### **3.4 List of Policies**

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

Policy 1. Local housing need

Policy 2. Site for new development

Policy 3. Sites for possible development in the future

Policy 4. Building materials

Policy 5. Flooding

Policy 6. Business development

Policy 7. Views

Policy 8. The coastline and development

Policy 9. Non designated Parish heritage assets

Policy 10. Signs and footpaths

Policy 11. Community facilities

Policy 12. Recreational facilities

Policy 13. Road safety

### 3.5 The Policies

#### Policy 1. Local housing need

- New Developments will only be supported where they contribute to the identified needs of the Parish.
- Mixed residential developments of 15 or more houses must provide affordable homes in line with Lancaster City Council Local Plan identified ratio.
- The option for the removal of this policy in exchange for a financial contribution to aid the delivery of affordable dwellings outside the Parish, **will not** be considered.

#### 3.5.1 Rationale for Policy 1

3.5.2 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. Appendix 5 describes the opportunity based assessment process used.

3.5.3 However, the new strategic developments in the wider Parish, Beaumont Hall and Hammerton Hall will provide approximately 700 new homes, these are at the boundary of the Parish directly adjacent to Lancaster and it is anticipated that they will appeal to people wishing to live in a more urban area with its own infrastructure.

3.5.4 Research and evidence tell us that in order for the existing village part of the Parish to remain a vibrant and sustainable community new homes are needed. The Parish is currently classed as two sustainable settlements in Lancaster District Local Plan; Slyne and Hest Bank. The Sustainable Settlement report can be found at page 169 of “A Local Plan for Lancaster District 2011-2031.”

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

#### 3.5.6 Age of Population

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.

Figure 8. Age profile of the Parish

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

Source: ONS Census 2011

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

3.5.8 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.”<sup>10</sup>*

### 3.5.9 Available Housing

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.

3.5.10 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

3.5.11 There are only a small number of properties available to rent privately and when available, rents are often high. [Appendix 3 page 26. N.](#)

3.5.12 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. 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

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<sup>10</sup> [Lancaster Strategic Housing Market Assessment \(Part II\) 2017 page 12](#)

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.

### 3.5.13 Affordability

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 \(Part II\)](#)

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

3.5.15 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.](#)

Figure 9. Open Market Housing costs - Comparative data<sup>11</sup>

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

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<sup>11</sup> Information taken from The Lancaster District Strategic Housing Market Assessment (Part ii) 2018

3.5.16 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.

Figure 10. Housing Need – Bolton with Slyne Ward

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

3.5.17 Other useful reports include the [Slyne with Hest Parish Plan 2006](#) page 17. Although this document did not identify affordable housing as a specific objective it did highlight concerns for the future vitality of the village in relation to the lack of affordable homes.

3.5.18 Proposals for major housing development i.e. in excess of ten dwellings must include on site affordable housing provision, in accordance with affordable housing policy in the Lancaster Local Plan. The full definition of affordable housing is set out in [Annex 2](#) of the [National Planning Policy Framework \(2019\)](#).

## Policy 2(a) Site for New Development

The Neighbourhood Plan proposes to remove Land West of Sea View Drive, Hest Bank (Plot 1, LPSA167 of Lancaster City Council's SHELAA 2018) from the Green Belt in order to implement Policy 2(b).



## Policy 2(b) Land Allocation and Criteria for Development

Land West of Sea View Drive, Hest Bank (Plot 1, LPSA167 of Lancaster City Council's SHELAA 2018) is allocated for housing development following the Identification and Assessment process outlined in Appendix 5.

Any housing development must meet the following criteria:

1. A full site design shall be provided which shows green space, planting areas for shrubs and small trees and buildings positioned to maximise views through and over the site. Site design will maximise social interaction of residents.
2. The building of 30-35 dwellings on the site to be single storey with gable roofs.
3. Rooflines of one storey dwellings not be raised above their original constructed height.
4. Aspects and placement of buildings to be varied in order to facilitate views through and across the site.
5. The ground profile of the existing site will be maintained as an even gradient down to the Canal.
6. Materials to be in accordance with Policy 4 of this Plan.

## **Policy 2(b) cont.**

7. A minimum of 30% of dwellings to be affordable in accordance with Lancaster City Council's Development Management DPD, 2019 (Policy DM3).
8. Dwellings to facilitate easy access into and around buildings for people with mobility issues.
9. Site design to encourage movement around the site for people with mobility issues by minimising street clutter, thoughtful placement of utility equipment and the use of lowered kerbs and ramps.
10. The site plan will seek to maximise green space for grass and planted shrubs and trees in public space and allow one public parking space per dwelling. This to be achieved by minimising space for front gardens.
11. Driveways and pathways attached to dwellings should be permeable to allow infiltration of water in line with DM34 of the Local Plan.
12. Site design will include provision of a wildlife corridor alongside the Canal and the retention of natural features and associated native animal and plant species on the site in accordance with DM42 and DM43 of the Local Plan.
13. Appropriate landscaping adjacent to the canal should be provided to minimise potential impacts on the amenity of the existing nearby canal moorings.
14. Access points will be provided to enable a footpath/cycleway through the site from Sunningdale Crescent in the North to Rakes Head Lane (commonly known as Old Bob's Lane) in the South.

### **3.6 Rationale for Policy 2(a)**

3.6.1 In order to accommodate the demands of the Local Plan for appropriate housing provision there is a need for housing development appropriate to the needs of the Village. Objectives 1 and 2 of this Neighbourhood Plan make it necessary to attach any development to the footprint of the Village to prevent sprawl and to keep the settlement as a discrete entity. There is no immediately available land inside the Village footprint or around it large enough to be considered for a development of the scale needed. The NP argues that this is an 'exceptional circumstance' within the meaning of the Green Belt legislation\*. The area of land referred to will provide for a sufficiently large development to fulfil housing needs. Furthermore, the newly formed boundary being the Lancaster Canal, the Green Belt here will have enhanced protection from such a firm boundary.

3.6.2 The Parish faces a dichotomy with regard to housing development. There is the need to prevent the merger of settlements and keep developments small enough to retain the character of the village. There is conversely the will to contribute housing to national and local requirements at a time of building shortage and the imperative of keeping our village sustainable by responding to local housing needs.

3.6.3 The Green Belt wraps a protective layer around the village and keeps out predatory development. The essence of this Neighbourhood Plan is that, if there is to be any development which would involve the redrawing of the Green Belt boundary, the will and the impetus to do this should come from the residents of the village and

not from outside agencies. But the Green Belt should remain our barrier against housing sprawl.

\*NPPF Feb 2019 Para 136

### **3.6.4 Note on the Green Belt Review, 2016**

3.6.5 The Neighbourhood Plan used evidence from the City Council's Green Belt Review, 2016, in its land assessment process, but disagrees with some of the assessment arguments contained within the Green Belt Review. Neighbourhood Planning allows localities to argue planning cases from a local viewpoint within a local context and there are differences between the City Council and the Parish Council as to the usefulness of the assessments and the reasoning behind judgements made with reference to the two parcels of land assessed in Appendix 5 (See 'Green Belt Status and the Green Belt Review 2016', Appendix 5).

### **3.7 Rationale for Policy 2(b)**

See Appendix 5.

### **3.8 Rationale for each Criterion**

3.8.1 Criteria 1. The residents of the new development should be able to enjoy living with green spaces and trees and, to the greatest extent possible, the outward views that characterise much of the existing village and the site will harmonise well with both the adjacent built environment and surrounding countryside.

3.8.2 Criteria 2. The stipulation of one storey dwellings follows from Objective 1 and from Policy 1 and the importance that the village places upon views. The number of dwellings is deemed appropriate for bungalows, which have a larger individual area than two-storey dwellings.

3.8.3 Criterion 3, 4 and 5 also follow from Policy 7

3.8.4 Criteria 6. See Policy 4.

3.8.5 Criteria 7. This stipulation follows from Objective 1. The Neighbourhood Plan recognises the need within the District for not only more housing, but for more affordable housing. House values within the Parish are higher than in Skerton or in Carnforth, but some contribution needs to be made to local provision of 'more affordable' dwellings.. 30% is in line with the City Council's recommendation for this area.

3.8.6 Criterion 8 and 9. These dwellings, though not specifically designed for older residents, will appeal to people more likely to have mobility problems. The dwellings will adapt more easily to residents who are ageing or have different needs.

3.8.7 Criteria 10. These site specific elements are in line with the objectives of the Lancaster Local Plan DM29 (XI, XII), which encourages enhancement of natural and environmental features and not just attempts at protection.

3.8.8 Criteria 11. Water run-off is a highly visible problem in the parish, especially at times of heavy rain, when water pours off the surface of inclined pasture land and settles at a lowest point, sometimes taking weeks or months to soak away. It represents a general problem for the district, with so much rainwater entering the drains and culverts that the swelling of river systems can help lead to flooding generally. Permeable surfaces are encouraged around older buildings and mandatory in new ones to put rainwater straight into the ground.

3.8.9 Criteria 12. These are to mitigate the effects on local wildlife. This area of pasture may be removed by the development but wildlife corridors need to be continuous along the canal to allow species to pass through the site and to allow for new habitat space.

The extra benefit is a softer and more visually pleasing edge to the canal and an attractive natural feature within the development site.

3.8.10 Criteria 13. The canal is a tourism route serving the whole of North Lancashire and the Parish needs to play its part in maintaining the attractiveness of the route along one of its finest stretches.

3.8.11 Criteria 14. A route through the site will have amenity value for new and existing residents of the area, enabling access to the canal and other local footpaths, but more importantly, would provide a traffic free route to the Primary School for children on the new development.(Lancaster Local Plan DM29, X)

### **Policy 3. Sites for possible development in the future**

#### **Policy 3(a)**

The Neighbourhood Plan supports the building of dwellings of up to two storeys with three bedrooms or fewer on 'Land at the East end of Kirklands' (LPSA165) following appropriate ground works to mitigate any increased water run-off towards the village recreation ground.

#### **Policy 3(b).**

The following parcel of land is noted as being a site suitable for the development of social housing, being dwellings of three bedrooms or fewer, which would be supported if the site became available during the lifetime of the Plan:

Plot 2 'Land South Of 27 Shady Lane' (LPSA589)

#### **Policy 3(c).**

The following parcels of land are noted as sites suitable for development of dwellings of three bedrooms or fewer:

Plot 8 'Wooded Land at corner of A6 and Bottomdale Road' (LPSA846)

Plot 9 'Land South of Christadelphian Church, Main Road (LPSA847)

Any development within the Conservation Area must be in accordance with DM37-41 of the Local Plan.

### **3.9 Rationale for Policy 3(a)**

3.9.1 This parcel was put forward by the developers for Planning Permission for the erection of two large houses. It is within the village and is not in Green Belt.

3.9.2 The proposal to build has been supported by the Lancaster City Council Planning Committee. It does not fulfil any needs identified by the Plan. In the event of a further planning application for this site, because there are no Green Belt restrictions here, the building of three bedroom or smaller dwellings, which would better fulfil the housing needs of the village, would be supported, but only after mitigation of water runoff from the site into lower areas.

3.9.3 During consultation with Parish residents there were no comments in favour. There were sixteen comments regarding access, flooding and water run-off, danger to children crossing Hanging Green Lane, parking and the effects of too much housing. There were two objections regarding flooding. Ref. Consultation appendix.

### **3.10 Rationale for Policy 3(b)**

3.10.1 This 0.32 hectares of land, which is in the centre of the village, and not in Green Belt, is worthy of note because, at some point during the lifetime of this plan, it could contain a development. The Plan would support a development of smaller, social housing, of which the village currently contains very little.

3.10.2 The land is currently owned by the Roman Catholic Church, and, although it is not currently available, this situation could change.

### **3.11 Rationale for Policy 3(c)**

3.11.1 These two parcels were not available but attracted a largely positive response from village residents during our second consultation (Ref Consultation appendix). Recent sympathetic development in this area has been well received by local residents.

3.11.2 If these parcels were to be made available during the lifetime of the Plan, they would be supported. They are both in Green Belt, but they are brown field sites which, historically, would have been part of the Conservation Area. Plot 8 used to contain buildings with industrial use and Plot 9 contained dwellings and a Public House.

3.11.3 Sympathetic development of these two sites would increase habitation of the Conservation area and would enhance the appearance of the village, which is seen most often by motorists travelling on the A6 road.

3.11.4 The trees growing on these two sites should be assessed for their wildlife and appearance value, with some retention of individual specimens if this is recommended.

**NOTE:** The method detailed in Appendix 5 and the guidance of Objective 2 were used to conclude the policy in this section.

## Policy 4. Building materials

Building designs will be supported which include building materials most commonly found in the village.

- Roofs to be of traditional blue or green Cumbrian slate or grey to black ceramics or other hard roofing materials.
- Walls to use locally sourced sandstone, other sandstones matching the colour of buildings in the Conservation Area, renders with buff to white finishes or pebbledash finishes, or faux sandstone.
- Freestanding walls to use the same materials.
- Brick and building blocks used in construction should not be apparent above damp course level.

### 3.12 Rationale for Policy 4

3.12.1 This policy attempts to impose some limits on materials to be used in development, inside which innovative design is possible.

*“Planning policies and decisions should ensure that developments.....are sympathetic to local character and history, including the surrounding built environment and landscape setting....” 127(c) NPPF 2019*

3.12.2 Buildings have used locally sourced sandstone since the 18th Century in the Parish. When brick became the cheaper and more common material it was normally rendered as is the practice in many coastal areas. Pebble-dashed render is the most common finish in the village and probably became popular here in the Edwardian era after popularisation by the Arts and Crafts movement. White finished roughcast render is evident in the Mawson houses in the village and many attempts to copy the style. A modern, smooth render finished in white or pale colours characterises housing built since the late seventies. See Character Assessment: Housing styles and building materials typical of Slyne with Hest.

3.12.3 All of these materials show a continuity and harmony with the buildings that came before them. They are pale and restrained and relate to the colour of sandstone found in local quarries. They are a local vernacular which deserves some respect. The Conservation Area buildings in the village have Westmorland green or Burlington slate roofs and this tradition lasted until the building of our post-war social housing, still topped with handsome slates, although Rosemary tiles and red ridge tiles did come into fashion in the inter-war years. When ceramic and concrete tiles became a cheaper alternative, most builders chose to use tiles in shades of grey. See Character Assessment: Housing styles and building materials typical of Slyne with Hest.

3.12.4 There are existing houses locally that do not follow these conventions. Red roofs do stand out in places and some houses in styles of the 1920s and 1930s use Accrington brick. There are easily identifiable areas of building within the village that can be separated out by the dates of their architectural features. Overall, however, there is a continuity and consistency in the colour themes of this village, which combine with its green and leafy environment to give it a coherent style.

3.12.5 The purpose of this policy is not to limit design or to set standards in aspic, but to encourage development which respects the fabric of the buildings already in place. New building materials will be welcome, if they sit well with or enhance the materials in their built setting and are long lasting and of good quality.

## Policy 5. Flooding

Development proposals, in areas where flooding from either surface water or coastal flooding is a known issue, will be resisted unless suitable mitigation can be provided. Such mitigation must not exacerbate run off elsewhere and wherever possible seeks to provide a betterment. Development in these areas will only be considered, if no other land is available.

- Development proposals will be required to provide effective surface water drainage measures to protect existing and future residential areas from flooding.
- New development should be designed to maximise the retention of surface water on the development site and to minimise runoff.
- Sustainable drainage systems (SuDS) should be implemented in accordance with the SuDS hierarchy unless deemed inappropriate.
- Local knowledge of flooding incidents must be incorporated into all site-specific flood risk assessments, via a consultation exercise involving the Parish Council.

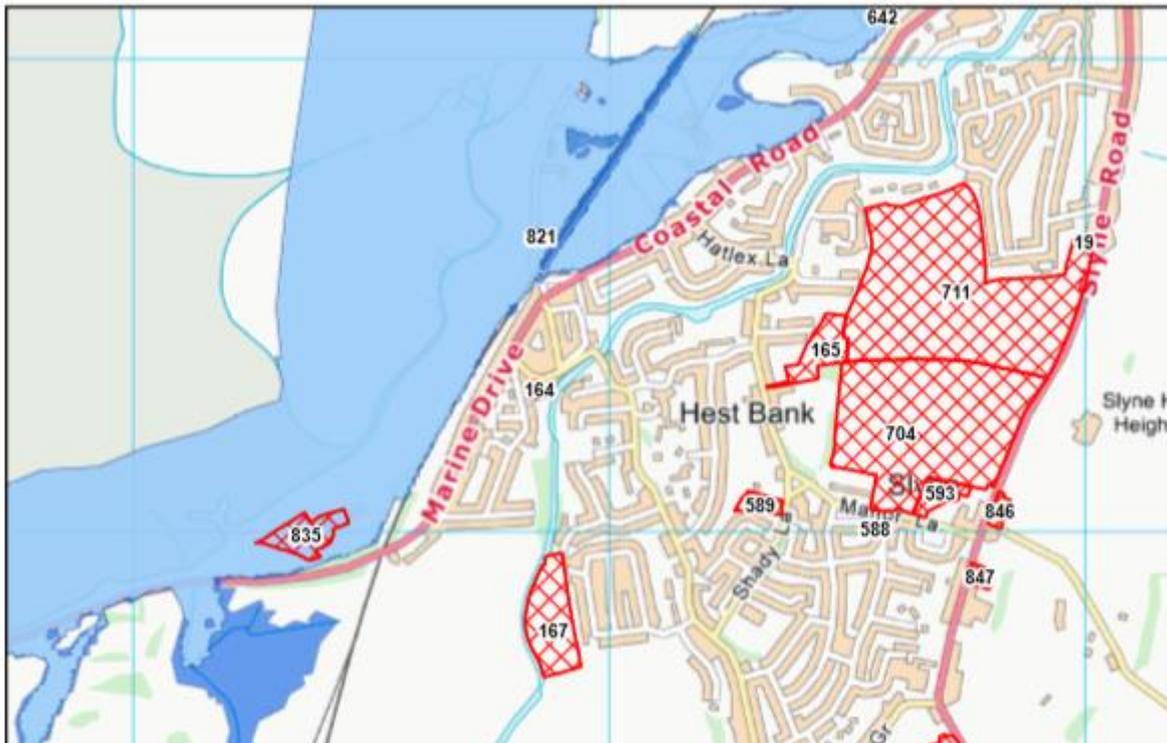
### 3.13 Rationale for Policy 5

3.13.1 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 (Flood Zone 3a)
3. The Recreation Field (Localised Flooding)

3.13.2 **The Coast-Line** - The coastline is considered a high-level risk (3a) by the Environment Agency. There is a total of 29 properties at risk in this area subject to Flood Warnings. The area includes the waste water treatment works, Caravan Park, health club and several private residences. It also covers agricultural land and part of the Coastal Road.

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



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3.12.3 **Bottomdale Rd/Hest Bank Lane** - 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 3a. Flooding from Bottomdale Road has on a number of occasions closed the main village entry road, Hest Bank Lane, for several days and in December 2015 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.”<sup>12</sup>*

3.12.4 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 future plans to alleviate flooding in this area.

3.12.5 **The Recreation Field** - The land in and around the recreation field is identified by Lancaster City Council Strategic Flood Assessment at risk of flooding from surface water. 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. In the "old days" when this was moss land, the slopes would have had far better water retention, but the moss has long gone. Development around this area could exacerbate the problem. The Parish Council is currently investigating how to alleviate the current issue.



Flooding of Tennis Courts at the Recreation Ground

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<sup>12</sup> Lancashire County Council - District Flood Report 2015.

Figure 12. Lancaster City Council Strategic Flood Assessment Risk of Flooding from Surface Water



3.12.6 Throughout all of the Initial Community Consultation events the risk of and the damaged 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.

## Policy 6. Business development

- Sustainable rural tourism and small leisure developments that benefit businesses, the local community and visitors, will be supported if they respect the character of the countryside and their design, construction and operation have minimum impact on the environment and reflect the nature of the Parish

Additional requirements;

- there is sufficient off-road parking available/created
- the development does not create additional traffic issues

- The extensions to existing residential premises to work from home will be supported when their design is in keeping with the local area and use has no negative impact on the immediate neighbourhood.

Additional requirements;

- there is sufficient off-road parking available/created
- the development does not create additional traffic issues

- The development of small storage/work units will be supported when their design is in keeping with the local area and use has no negative impact on the immediate neighbourhood.

Additional requirements;

- there is sufficient off-road parking available/created
- the development does not create additional traffic issues

### 3.13 Rationale for Policy 6

3.13.1 Employment opportunities are limited to a few local small businesses in the Parish, 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. 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. A lack of work space/storage was mentioned in the feedback from the Business Survey, [see Appendix 4a Part 1 page 10.3](#), but again the strategic development in the Parish could help with this.

3.13.2 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. 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.

3.13.3 Working from home is generally regarded as a non-planning issue because planning permission is not required in most situations. However, enabling working from home has potential to contribute to sustainable development and therefore needs to be supported. It can reduce out-commuting, boost local economies through more use being made of local facilities and enhance individual spending power as a result of lower commuting costs. Currently, the majority of the working population in Slyne with Hest, travel outside of the Parish to their place of work.

3.13.4 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 day time in the village supports other established local business.

3.13.5 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.

#### 3.13.6 Tourism

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’s 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 National Coastal Footpath will attract more visitors to the Parish this could lead to a requirement for more overnight accommodation.

3.13.7 It is important to protect rural and coastal environment from inappropriate business development which detracts from the existing tourism experience the Parish provides. This is why future developments must maintain or enhance the experiences for tourists in a way that is not intrusive or conflict with the current Parish environment. The development of theme parks, traditional fairgrounds and amusement arcades will not be supported.

#### 3.13.8 Working from Home

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.

3.13.9 The feedback from the community received highlighted the issue of inappropriate parking of business vehicles and concerns for that future business development could exacerbate this. One example of this and comments received can be viewed at [Lancaster City Council Planning Dept. website](#) ref 1. 6/00722/FUL “Erection of detached storage building, Hest Bank Lane Garage Hest Bank Lane Slyne.”

### 3.13.10 Development of Small Storage/Work Units

The lack of work space/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.

3.13.11 If land is identified for the development of small work units, this 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.

Figure 13. Types of Businesses in the Parish

<u>Health/Social care related</u>	<u>Food/hospitality</u>	<u>Animal related</u>	<u>Shops</u>	<u>Other</u>
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			

## **Policy 7. Views**

Maintaining views from within and beyond the village (missing text)

- Given the rolling topography of the area, housing development must respect the setting in which it is placed, by maintaining views of the village from beyond its borders and views from within the village towards seascapes and landscapes.
- Developments should not cause any loss of significant views from any public right of way, footpath, cycle route or canal towpath, which currently provides open field aspects, views over Morecambe Bay or other long views.

### **3.14 Rationale for Policy 7**

3.14.1 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 in order to maintain the residents' quality of life.

3.14.2 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 by reason of where it is built as well as its own elevation.

3.14.3 The negative effects of development on views within the village or views from outside the village may be mitigated by tree planting to soften the hard lines of structures. Sites in hollows, in low lying ground or sloping down from existing housing will be preferred, along with sites hidden from most angles by trees.

3.14.4 Rights of way and other walking and cycling routes within the village that are lined by hedges at head height do not present a problem. It is the distant views we wish to protect. Similarly, views from outside the village boundaries, especially from ridges and hilltops out across the bay many of which are unique, many and have public access, should not be devalued by unsympathetic, additional housing.

### **Policy 8. The coastline and development**

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

- Both designated and non-designated natural environment assets are to be protected
- 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 local for 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

#### **3.15 Rationale for Policy 8**

3.15.1. Much of the area, but not all, described is already protect by legislation. This policy is designed to offer the same level of protection to the unprotected areas of the coastal strip.

3.15.2 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.

3.15.3 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.

3.15.4 The shore-line between Scaleshone Point and Red Bank comprises sandflats and saltmarshes. Unlike much of the coast line 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.

Figure 14. Marshland indicated in brown

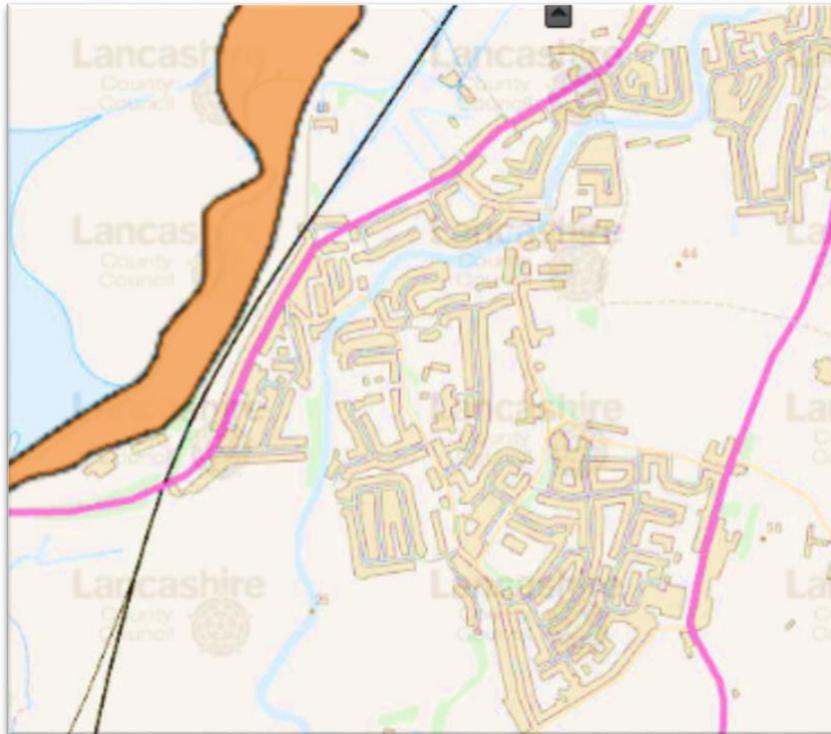


Figure 15. Nature Reserve indicated in green

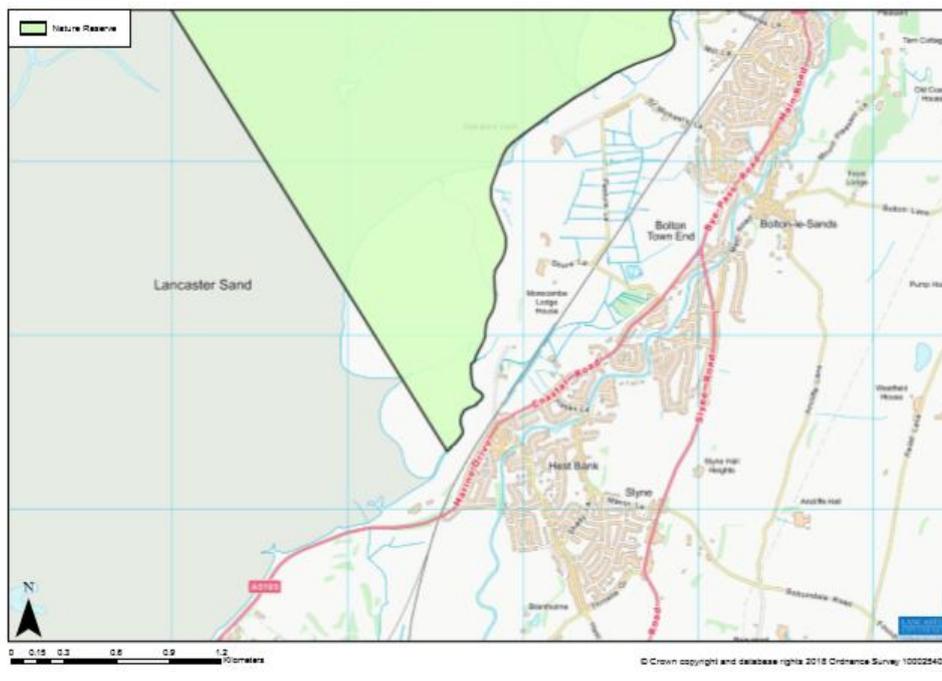
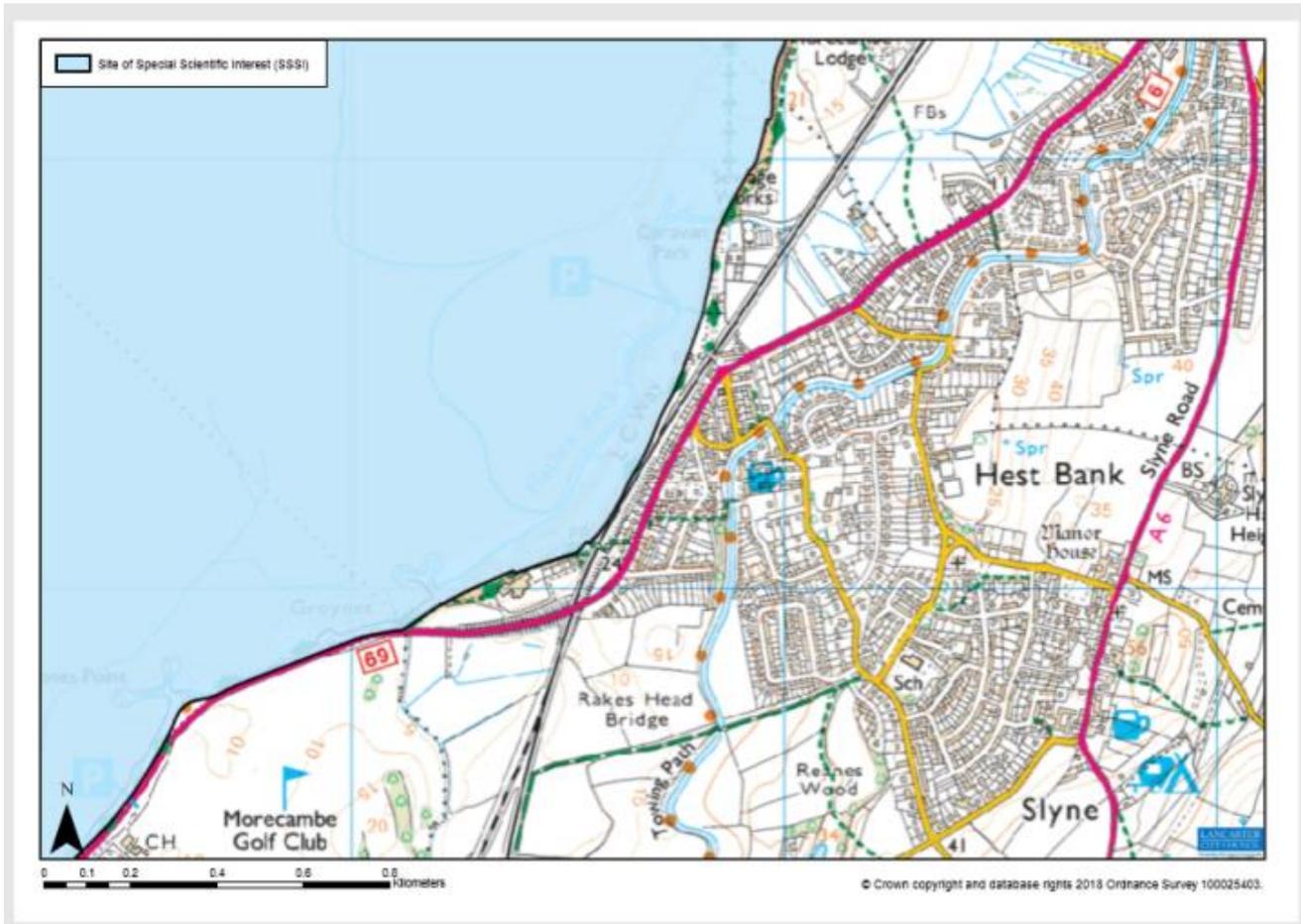


Figure 16. SSSI indicated in blue



## Policy 9. 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.

### 3.16 Rationale for Policy 9

3.16.1 In order 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.

3.16.2 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.<sup>13</sup> There are several other examples of his design within the village.

3.16.2 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)

3.16.3 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. Further details [can be found here](#).

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<sup>13</sup>Ref. Janet Waymark, *Thomas Mawson: Life, Gardens and Landscapes* (Publisher: Frances Lincoln, 28 May 2009)

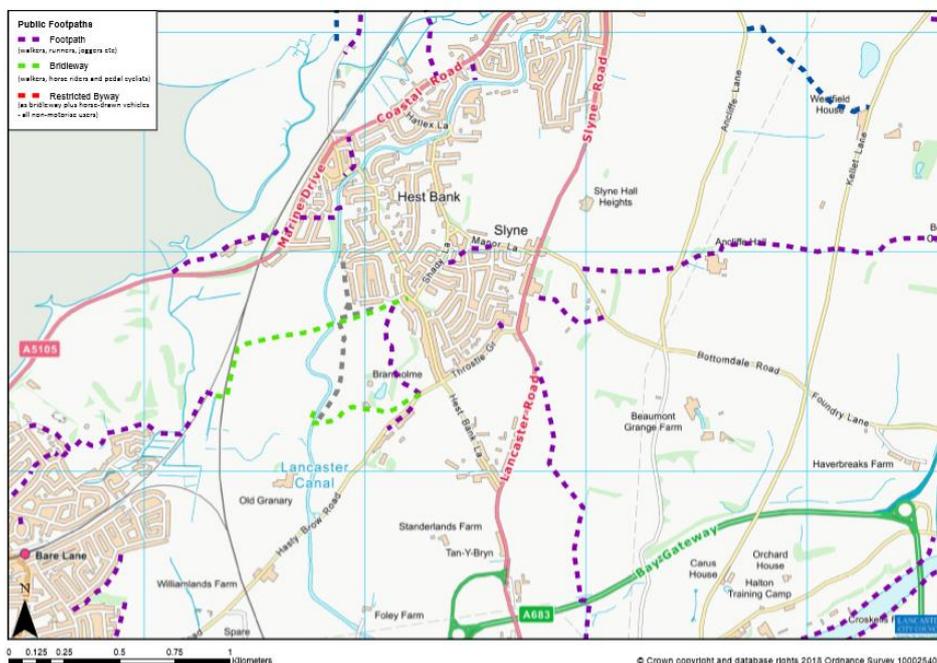
## Policy 10. Signs and footpaths

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 multi user friendly and traffic free. These boards will be in addition to any other required signage.

### 3.17 Rationale for Policy 10

3.17.1 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.

Figure 17. Current Rights of Way in the Parish<sup>14</sup>



<sup>14</sup> Lancashire County Council

### **Policy 11. Community facilities**

Encourage and support the building and development of multi-use community buildings in the Parish, ensuring any development is of sensitive design, in keeping with its immediate surroundings and offer flexible space that can adapt to the changing needs of the community

- Support the planned rebuilding of St Luke's Church Hall
- Replace the existing scout hut or incorporate into redeveloped Memorial Hall
- Improve Memorial Hall facilities and activities.

### **3.18 Rationale for Policy 11**

3.18.1 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. 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/organisation. The SWOT analysis of a further seven communal facilities was completed by the planning group. [See Appendix 3 page 23. M.](#)

3.18.2 In the initial Neighbourhood Plan Consultation exercise 30% of the votes cast in the group consultation were for a "diverse and vibrant community," 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 village hall, the tennis courts, the 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 play ground near the chemist on Manor Road were popular. An extension and improvements to the Memorial Hall were mentioned by many, including modernisation inside and better use of the outside 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, were also mentioned repeatedly.

3.18.3 For purpose of the research it was decided to exclude the Christadelphian Hall and the Plymouth Brethren Hall because these buildings are used exclusively by their own congregation and worshippers. These buildings are not open to the public. We also did not consider the three public houses and VVV gym, as these are private businesses. We did, however, give consideration to public spaces such as the shore and canal corridor because of their high amenity value to residents and tourists/visitors alike.

3.18.4 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.](#)

3.18.5 The Anglican and United Reformed Churches share St Luke's Church Hall, a poor-quality building off Manor Road that is used by non-worshippers. The two churches have set up a trust to replace the existing Hall with a new building on a similar footprint. It is hoped this hall will complement the Memorial Hall and, while accommodating the users of the current hall, it can also better serve the needs of the church. The hall is expected to be completed in 2019.

3.18.6 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 long term. 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.

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

## **Policy 12. Recreational facilities**

- Support improvements to existing outdoor recreational facilities in the Parish and the provision of new outdoor recreational space to encourage the physical well-being of residents.
- Address flooding at the Recreation Ground, to increase usable space for outdoor recreation
- Replace ageing play equipment at the play area on the Recreation Ground
- The Parish Council will consult on the development of facilities on the field
- The Parish Council encourages and will support voluntary groups now, and in the future, that seek to improve recreational facilities and activities which benefit all ages and groups.

### **3.19 Rationale for Policy 12**

3.19.1 Current outdoor provision includes the Recreation Field incorporating land leased to and managed by the Tennis Club and Bowling Club. There is a football pitch at Bottomdale Road leased to and managed by Slyne with Hest Football Club. All these sites are valued for their open access for sport, recreation and amenity values; areas where residents can come together informally or formally. The Amenities Values Map shows the site locations of the recreational and amenity value The Slyne with Hest Parish Council manages many of the open spaces in the Parish, which secures their future in perpetuity.

3.19.2 The Recreation Ground is owned and managed by the Slyne with Hest Parish Council. It is a large open space between Slyne and Hest Bank that is surrounded by woodland and a ditch on the northern boundary. It was gifted to the parish many years ago and is well used. This was a subject 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 recent attempts to drain adequately have had mixed results. Further work to drain and develop the area near to the Tennis Courts is required to allow members of the public access all year round. Recent works are the subject of a legal dispute and remain unresolved. The community consultation conducted indicates that local people would support such improvements.

3.19.3 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.

3.19.4 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 man 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 demonstrates support for these actions.

3.19.5 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, Policy 11 and 12 will be reviewed as to how best any funds can be utilised. [See Appendix 3 page 17. J.](#)

### **Policy 13. Road safety**

Recognising that additional development within the Parish will add to the ever-increasing traffic numbers, this policy aims to improve/resolve the identified road safety issues within the village by working collaboratively with Lancashire County Council's Highway Department to

- 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
- 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

### **3.20 Rationale for Policy 13**

3.20.1 During the Initial community consultation process residents expressed their concern about a number of road safety issues. Any new housing will have a direct impact on all of these issues.

#### 3.20.2 Speeding Traffic

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 in excess of 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.

3.20.3 Towards the A6 end of Hest Bank Lane there is a lot of congestion and road narrowing as a result of vehicles visiting the garage and queuing to access the A6. The area at the bottom of Hest Bank Lane is built up and has in excess of 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.

#### 3.20.4 Narrow Bridges

The Parish has a number of 19<sup>th</sup> Century listed canal bridges which were not built to take 21<sup>st</sup> 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. There are currently only temporary signage warning drivers of the potential problems. This often results in HGVs damaging the structure of the bridges.

### 3.20.5 Lack of Pavements

There are several key places where pedestrians have to 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 would improve pedestrian safety.



Canal Bridge on Hest Bank Lane



Canal Bridge on Hatlex



Hasty Brow



No pavements on Hatlex Lane



Pedestrians on Hest Bank Canal Bridge



Hest Bank Lane

## **3.21 Monitoring and Reviewing the Plan**

### **3.21.1 Monitoring**

13.21.2 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

### **13.21.3 Review**

13.21.4 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

13.21.5 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.

## Appendices

### **Appendix 1: Localism Act and Neighbourhood Planning**

<http://www.slyne-with-hest.org.uk/np/docs/app1.pdf>

### **Appendix 2: How the Plan was Made**

<http://www.slyne-with-hest.org.uk/np/docs/app2.pdf>

### **Appendix 3: Evidence**

<http://www.slyne-with-hest.org.uk/np/docs/app3.pdf>

### **Appendices 4A & 4B: Community Consultations**

<http://www.slyne-with-hest.org.uk/np/docs/app4a.pdf>

<http://www.slyne-with-hest.org.uk/np/docs/app4b.pdf>

### **Appendix 5: Identification and Assessment of Building Land and Method**

<http://www.slyne-with-hest.org.uk/np/docs/app5.pdf>

### **Appendix 6: Glossary of Terms**

<http://www.slyne-with-hest.org.uk/np/docs/app6.pdf>

## Standalone Files

<http://www.slyne-with-hest.org.uk/np/docs/basiccon.pdf>  
<http://www.slyne-with-hest.org.uk/np/docs/formalcons.pdf>  
<http://www.slyne-with-hest.org.uk/np/docs/sea.pdf>  
<http://www.slyne-with-hest.org.uk/np/docs/hra.pdf>  
<http://www.slyne-with-hest.org.uk/np/docs/6week.pdf>