

Slyne with Hest Neighbourhood Plan 2017 – 2031

Referendum Copy



Slyne with Hest Parish Council

Table of Contents

List of Appendices (available separately)	3
Section 1. Forewords and Introduction	5
1.1. Foreword by the Chairman of Slyne with Hest Parish Council	5
1.2. Foreword by the Chair of Slyne with Hest Neighbourhood Plan Steering Group	5
1.3. Introduction	6
Section 2. “Our Slyne with Hest”	9
2.1. “Our Slyne with Hest”	9
2.2. History	9
2.3. Slyne	10
2.4. Townscape	10
2.5. Slyne Conservation Area	10
2.6. Hest Bank	11
2.7. Townscape	11
2.8. Canals and Coast	11
2.9. Distinctive Architecture	13
2.10. Wider Parish.....	13
2.11. Topography	13
2.12. Historic Layout	14
2.13. The Growth of the Village	14
2.14. Character Areas	16
2.15. Description of Housing Styles	17
2.16. Education	22
2.17. Getting Around	22
2.18. Economic Activity.....	23
2.19. Demographic Profile	24
2.20. Environmental	24
2.21. Other Species and Habitats within the Neighbourhood Plan Area	25
2.22. Trees and Hedgerows	25
2.23. Impact of Bay Gateway	25
2.24. Community Facilities.....	26
Section 3. The Plan	27
3.1. Introduction	27
3.2. Initial Consultations and Feedback.....	27
3.3. Vision and Objectives.....	29
Section 4. The Policies	31
4.1. Policy Development	31
Policy HE1. Housing Need	32
4.2. Rationale for Policy HE1. Housing Need	32
Policy HE2. Future Housing Development	37
4.6. Character Areas	37
4.7. Rationale for Policy HE2.....	42
Policy BE1. Design	43
4.8. A Rationale and Further Explanation for Policy BE1 Design	44
Policy B1. Business Development	46
4.9. Rationale for Policy B1. Business Development	47
Policy NE1. Flooding	51
4.12. Rationale for Policy NE1. Flooding	51

Policy NE2. Views	58
4.17. Rationale for Policy NE2. Views	58
Policy NE3. The Coastline and Development	63
4.18. Rationale for Policy NE3. The Coastline and Development.....	63
Policy COM1. Community Facilities	67
4.19. Rationale for Policy COM1. Community Facilities	67
Policy COM2. Green Spaces	71
4.20. Rationale for Policy COM2. Green Spaces	73
Section 5. Community Commitments and Projects	76
Project CC1. Signs and Footpaths	76
5.2. Rationale for Project CC1. Signs and Footpaths	76
Project CC2. Road Safety	79
5.3. Rationale for Project CC2. Road Safety	79
Project CC3 Non-designated Parish Heritage Assets	83
5.7. Rationale for Project CC3. Non-designated Parish Heritage Assets	83
Project CC4. Community Facilities and Recreation Spaces	85
5.8. Rationale for Project CC4. Community Facilities and Recreation Spaces	85
Section 6. Monitoring and Reviewing the Plan	86
6.1. Monitoring	86
6.2. Review.....	86

List of Appendices (available separately)

- Appendix 1: Localism Act and Neighbourhood Planning
- Appendix 2: How the Plan was made
- Appendix 3: Evidence
- Appendix 4a: Stage 1 Consultation
- Appendix 4b: Stage 2 Consultation
- Appendix 5: Glossary of Terms

Page left blank intentionally

Section 1. Forewords and Introduction

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

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

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

Cllr. Roland Stretch

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

“What should Slyne with Hest look like in 2031?

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

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

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

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

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

Mrs. Jean Walker

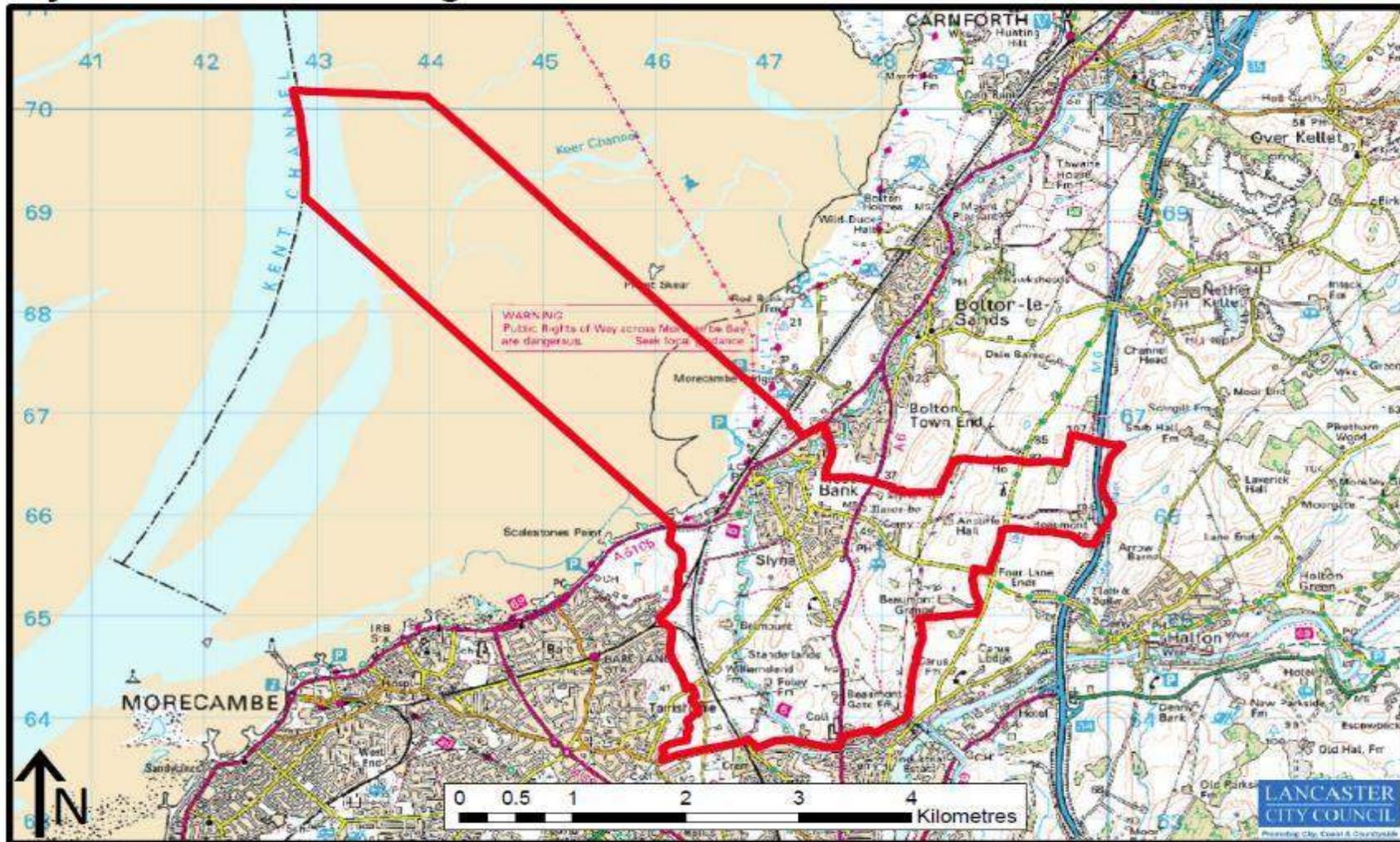
1.3. Introduction

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

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

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

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



Date: 27/01/2016

© Crown copyright and database rights 2016 Ordnance Survey 100025403.

Figure 1. Slyne with Hest designated Neighbourhood Plan area

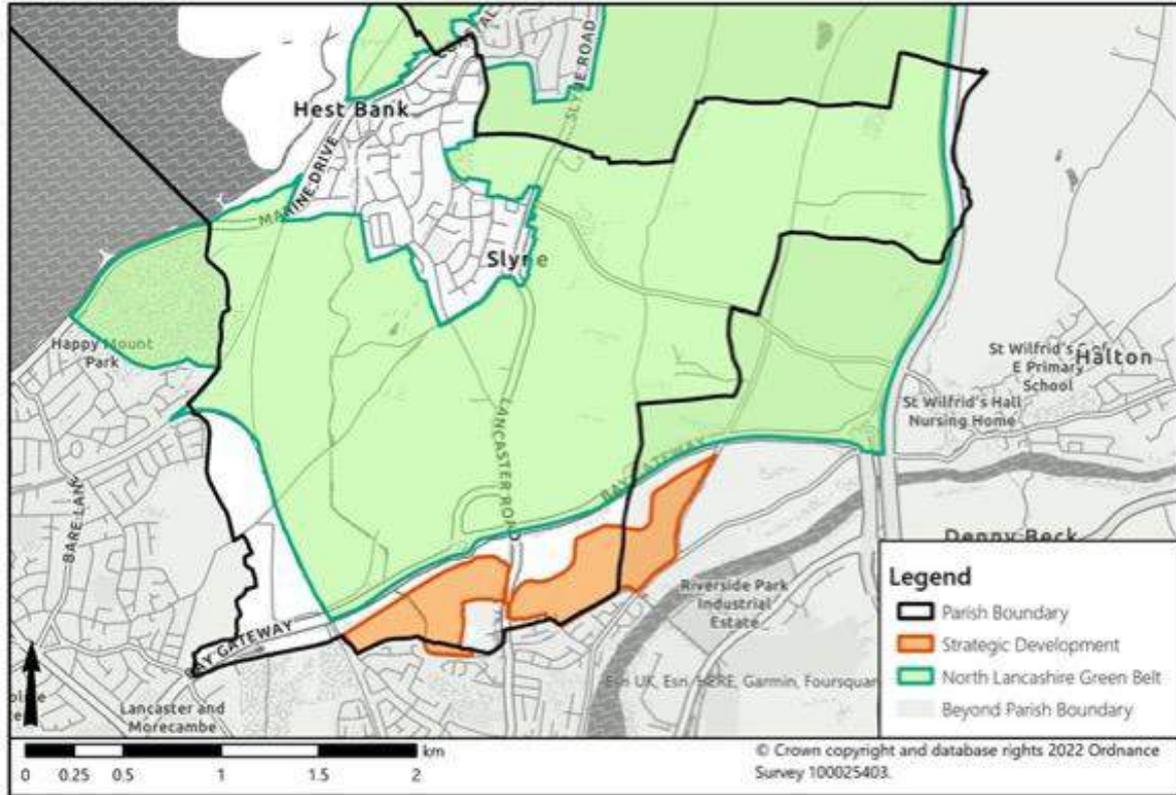


Figure 2. Strategic development area within Slyne with Hest Neighbourhood Plan area

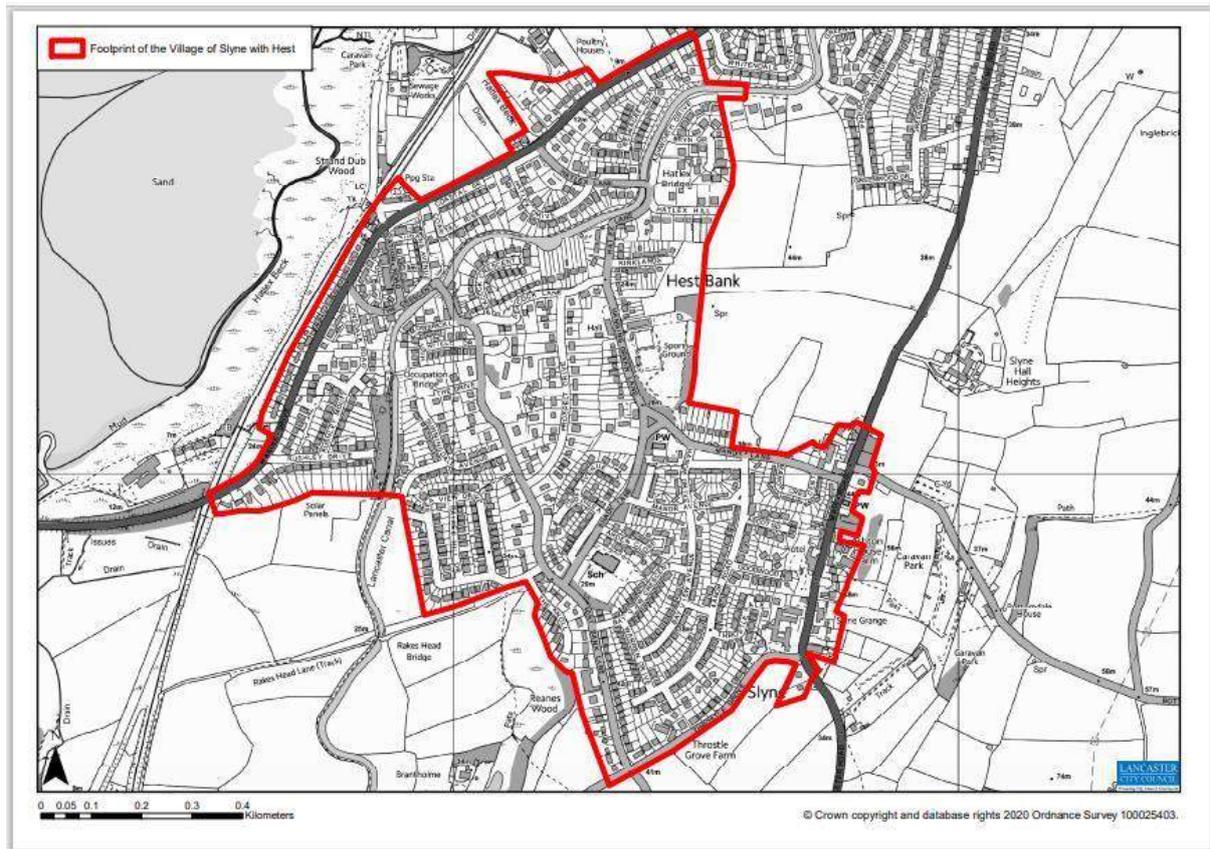


Figure 3. The footprint of the village of Slyne with Hest

Section 2. “Our Slyne with Hest”

2.1. “Our Slyne with Hest”

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



Photo 1. Mature trees on Peacock Lane

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



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

2.2. History

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

2.3. Slyne

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

2.4. Townscape

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

2.5. Slyne Conservation Area

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



Photo 3. Buildings in the Conservation Area

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

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

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

2.6. Hest Bank

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

2.7. Townscape

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

2.8. Canals and Coast

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

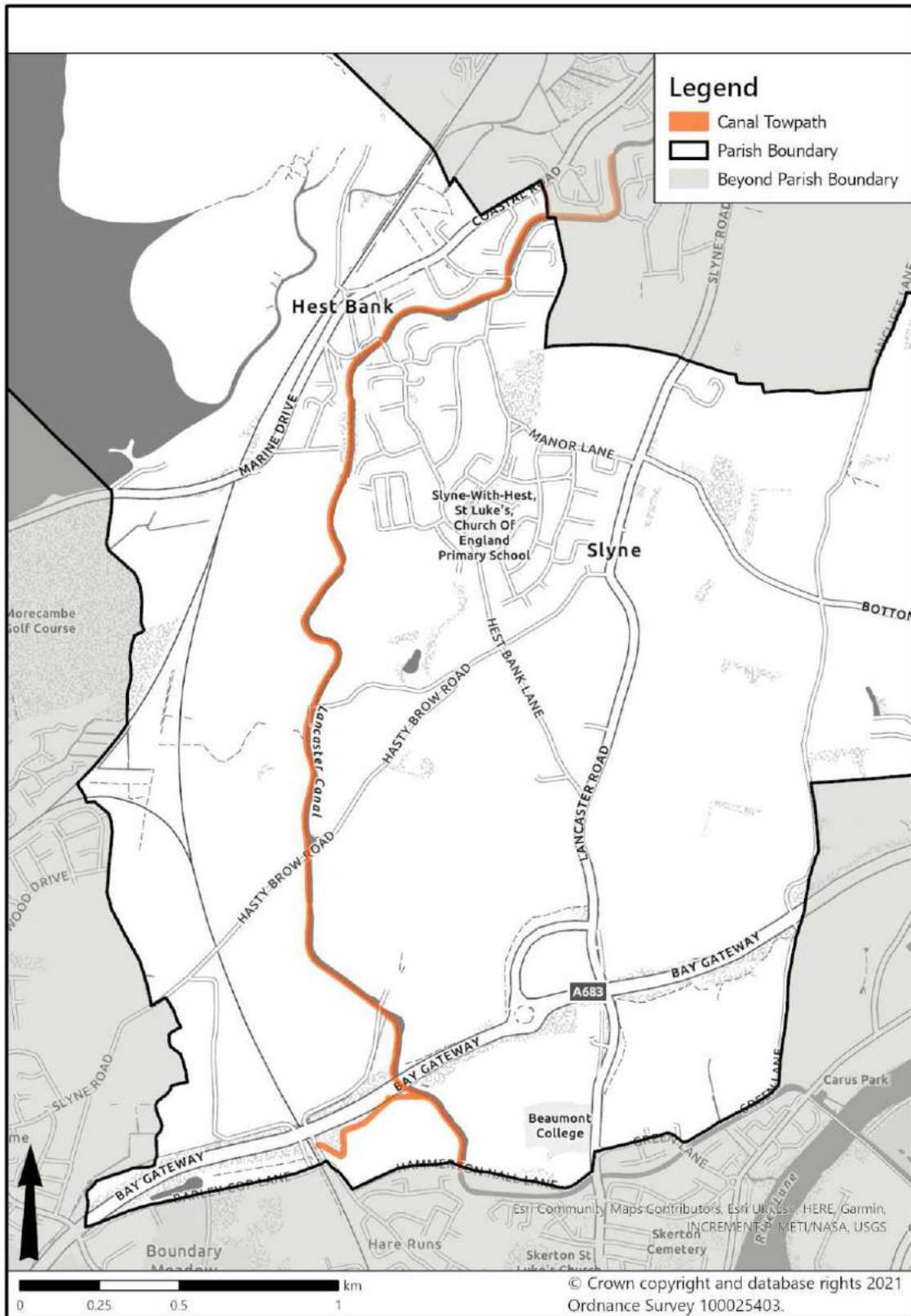


Figure 4. Lancaster Canal Towpath showing footpath up to Bay Gateway



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

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

2.9. Distinctive Architecture

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

2.10. Wider Parish

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

2.11. Topography

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

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

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

2.12. Historic Layout

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

2.13. The Growth of the Village

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



Figure 5. Slyne with Hest 1898²

² OS map First Series Sheet 91 NE Lancaster 1852



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



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

2.14. Character Areas

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

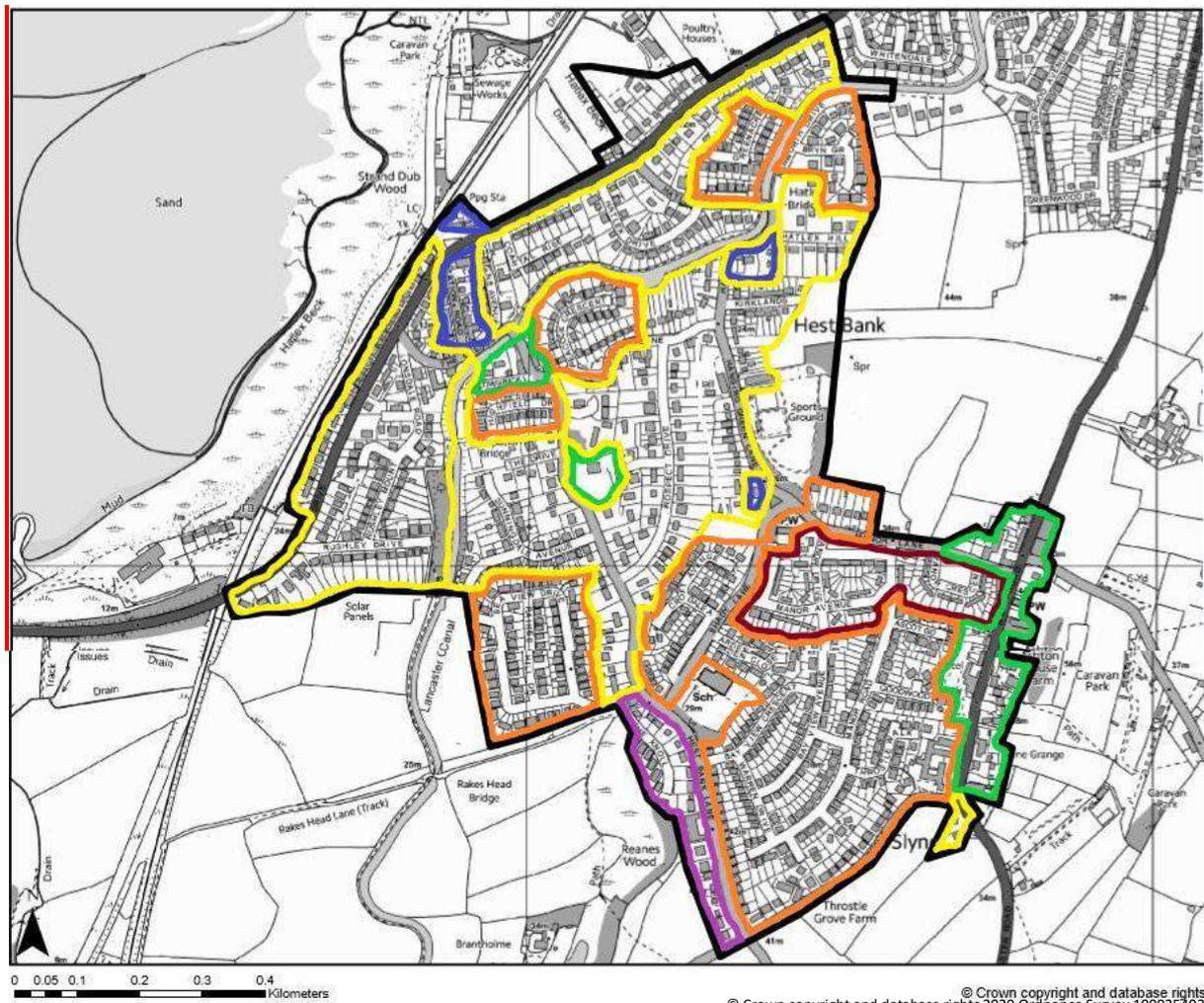


Figure 8. Character map of Slyne with Hest showing approximate building periods

Key:

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

2.15. Description of Housing Styles

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

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



Photo 5. Manor House, Slyne

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

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

2.15.5. Pre Victorian

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



Photo 6. Stone Cottage, Main Road, Slyne



Photo 7. Georgian Terrace, Hest Bank Lane



Photo 8. The Hest Bank Hotel

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



Photo 9. Terrace houses by the canal on Hatlex Lane



Photo 10. Victorian terrace, Station Road

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

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



Photo 11. Large semi-detached homes, Prospect Drive



Photo 12. Mawson house on The Crescent

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



Photo 13. Semi-detached Houses on Kirklands



Photo 14. Semi-detached houses on Peacock Lane

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



Photo 15. Local authority housing on Manor Avenue



Photo 16. Houses on Manor Avenue



Photo 17. Bungalows on Manor Road

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

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

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



Photo 18. Orchard Close



Photo 19. Hest Bank Lane

2.16. Education

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

2.17. Getting Around

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

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

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



Photo 20. Tree planting on the Bay Gateway

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

2.18. Economic Activity

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

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

³ Extract from the Lancaster District Sustainable Settlement Report

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

2.19. Demographic Profile

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

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

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

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

2.20. Environmental

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

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

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

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

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

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

2.21. Other Species and Habitats within the Neighbourhood Plan Area

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

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

2.22. Trees and Hedgerows

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

2.23. Impact of Bay Gateway

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

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

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

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

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

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

2.24. Community Facilities

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

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

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

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

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



Photo 21. New play area on Manor Lane



Photo 22. St Luke's Church Hall

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

Section 3. The Plan

3.1. Introduction

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

3.2. Initial Consultations and Feedback

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

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



Photo 23. Stage One Consultation Document

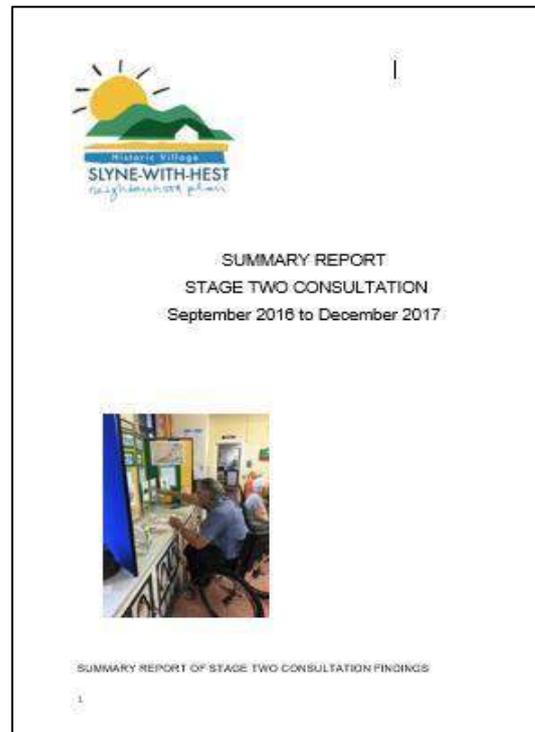


Photo 24. Stage Two Consultation Document

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

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

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

3.3. Vision and Objectives

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

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

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

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

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

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

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

Section 4. The Policies

4.1. Policy Development

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

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

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

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

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

Policy HE1. Housing Need

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

4.2. Rationale for Policy HE1. Housing Need

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

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

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

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

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

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

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

4.3. Age of Population

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

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

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

Table 2. Age Profile of the Parish⁷

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

⁷ Source: ONS Census 2011

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

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

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

4.4. Available Housing

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

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

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

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

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

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

4.5. Affordability

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

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

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

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

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

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

Table 3. Open Market Housing Costs - Comparative Data⁹

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

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

Table 4. Housing need – Bolton with Slyne Ward

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

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

Purple: Mixed Edwardian to Post 1960s

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

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

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

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

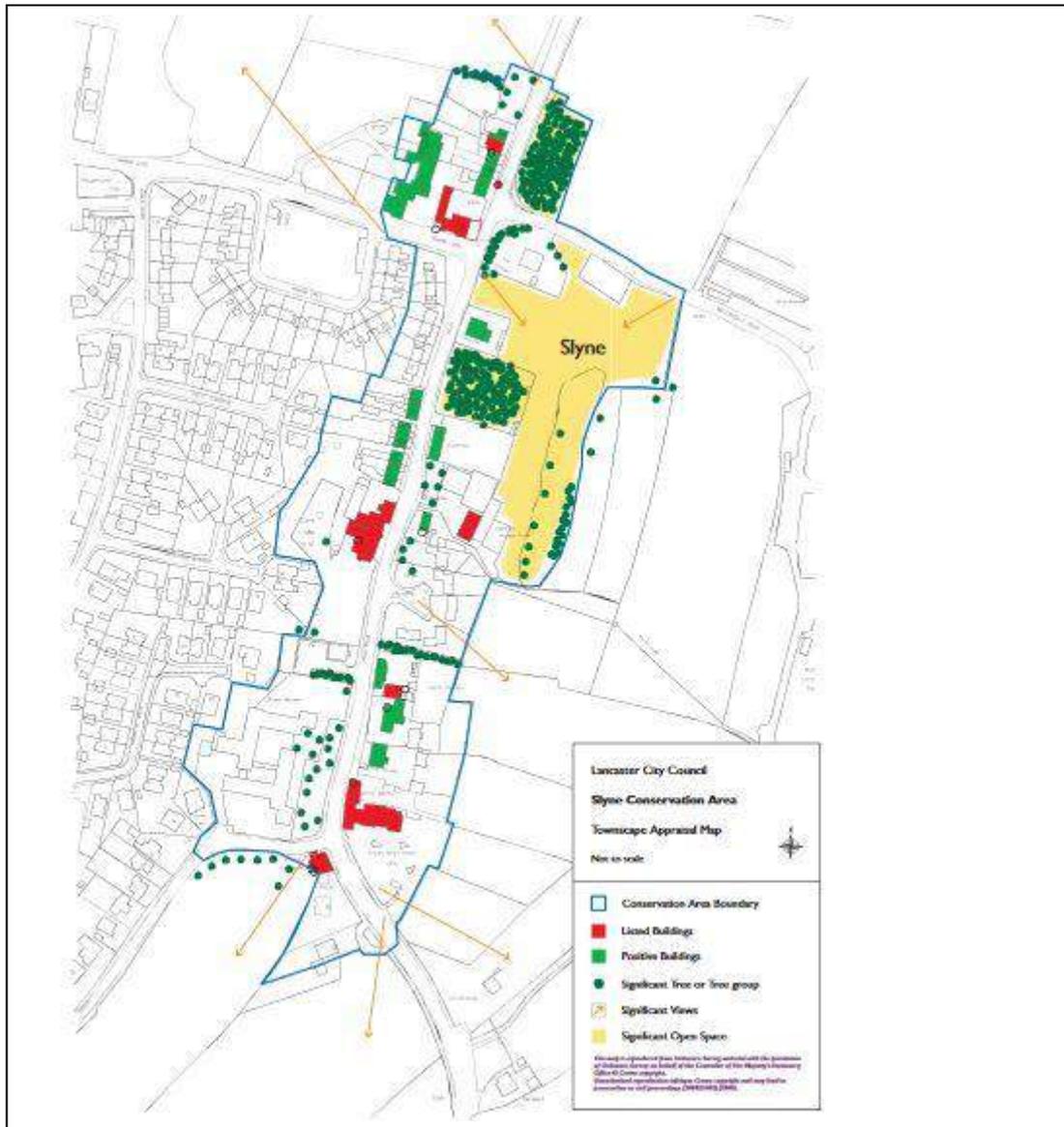


Figure 10. Slyne Conservation Area. Map from Slyne Conservation Area Appraisal LCC December 2009



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

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

Photo 25. Council Houses on Manor Avenue



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

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

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

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

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

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

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

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

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

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

4.7. Rationale for Policy HE2

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

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

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

Policy BE1. Design

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

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

4.8. A Rationale and Further Explanation for Policy BE1 Design

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

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

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

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

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

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

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

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

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

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

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

Policy B1. Business Development

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

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

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

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

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

Additional requirements for all business development

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

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

4.9. Rationale for Policy B1. Business Development

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

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

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

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

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

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

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

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

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

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

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

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

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

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

4.10. Tourism

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

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

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

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

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

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

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

4.11. Development of Small Storage/Work Units

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

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

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

Table 5. Type of Business in the Parish

Policy NE1. Flooding

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

4.12. Rationale for Policy NE1. Flooding

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

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

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

4.13. The Coast Line

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

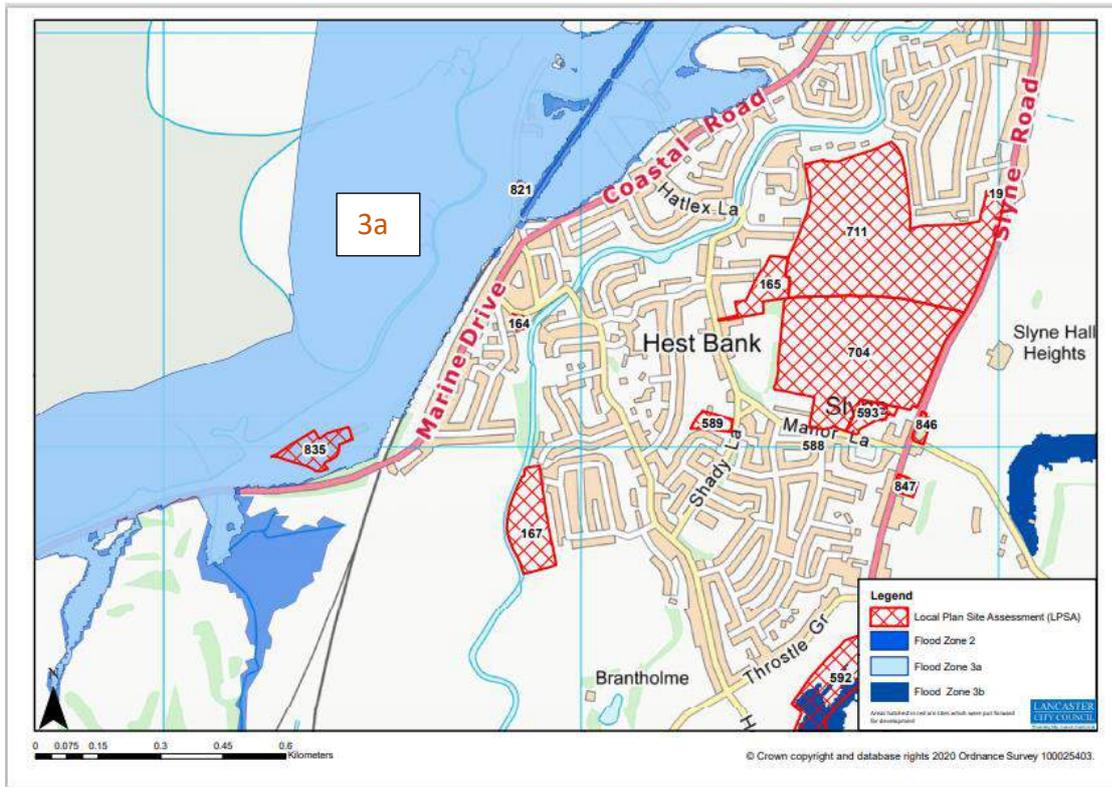


Figure 11. Lancaster City Councils Strategic Flood Risk Assessment (2018) (Flooding from the Sea) for Slyne with Hest Parish

4.14. Bottomdale Road/Hest Bank Lane

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

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

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

¹² Lancashire County Council - District Flood Report 2015.

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

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

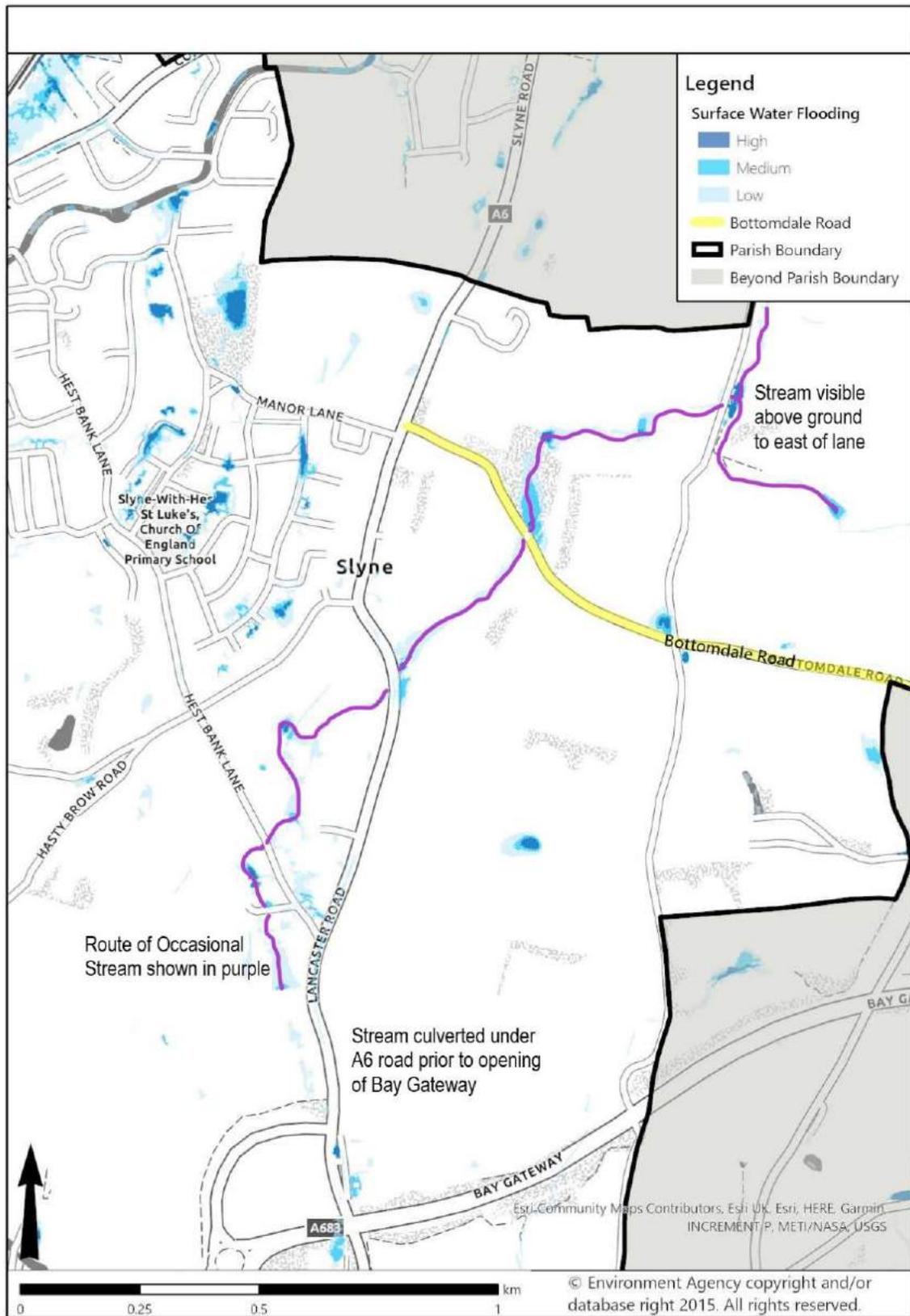


Figure 12. Flood Risk Assessment from Surface Water: Bottomdale Road to Hest Bank Lane

4.15. The Recreation Field

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

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

4.16. Surface Water Drainage

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

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

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

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

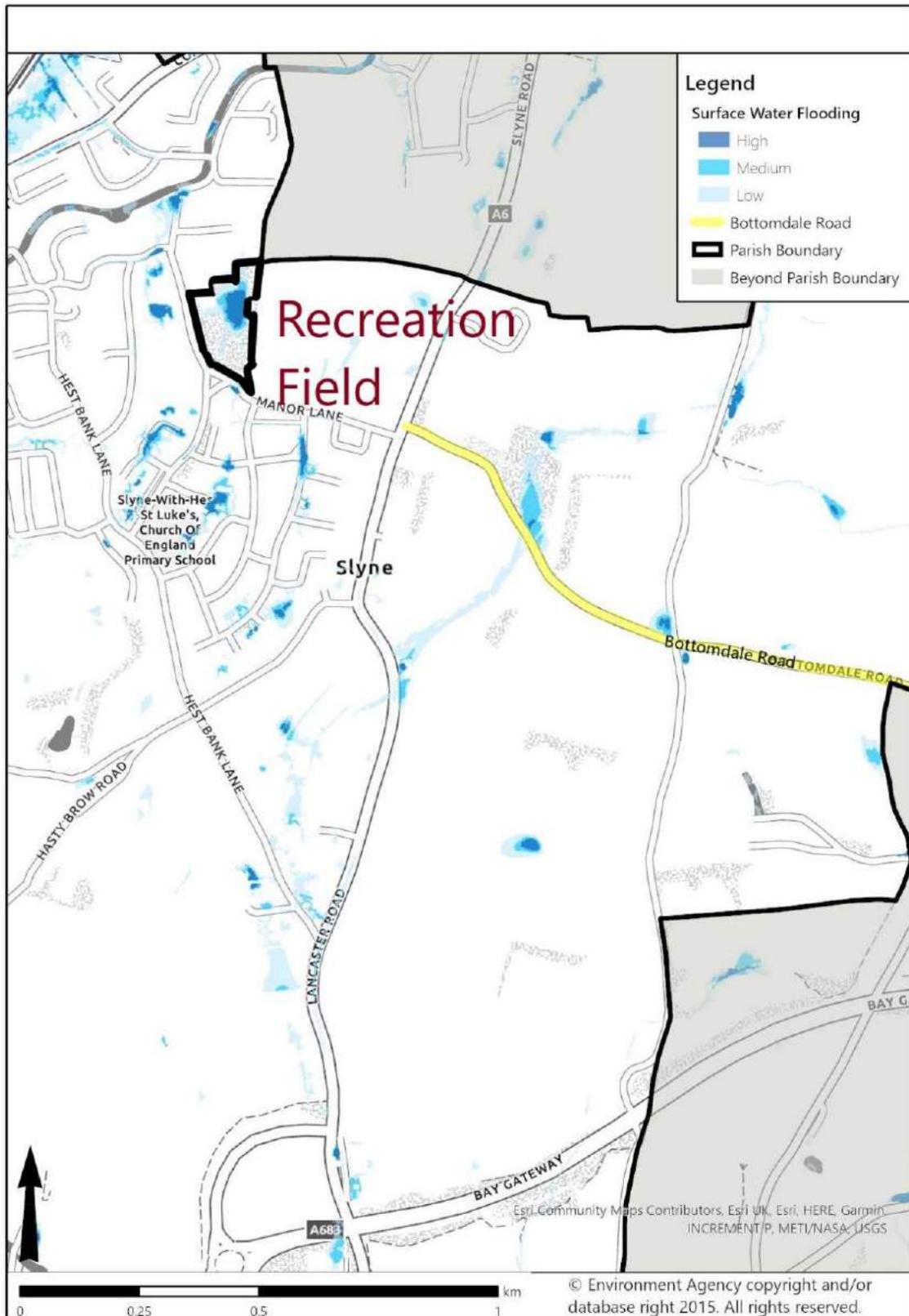


Figure 13. Lancaster City Council Strategic Flood Assessment: Risk of Flooding from Surface Water (detail showing Recreation Field)



Photo 28. Flooding of Tennis Courts at the Recreation Ground

Policy NE2. Views

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

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

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

4.17. Rationale for Policy NE2. Views

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

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

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

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

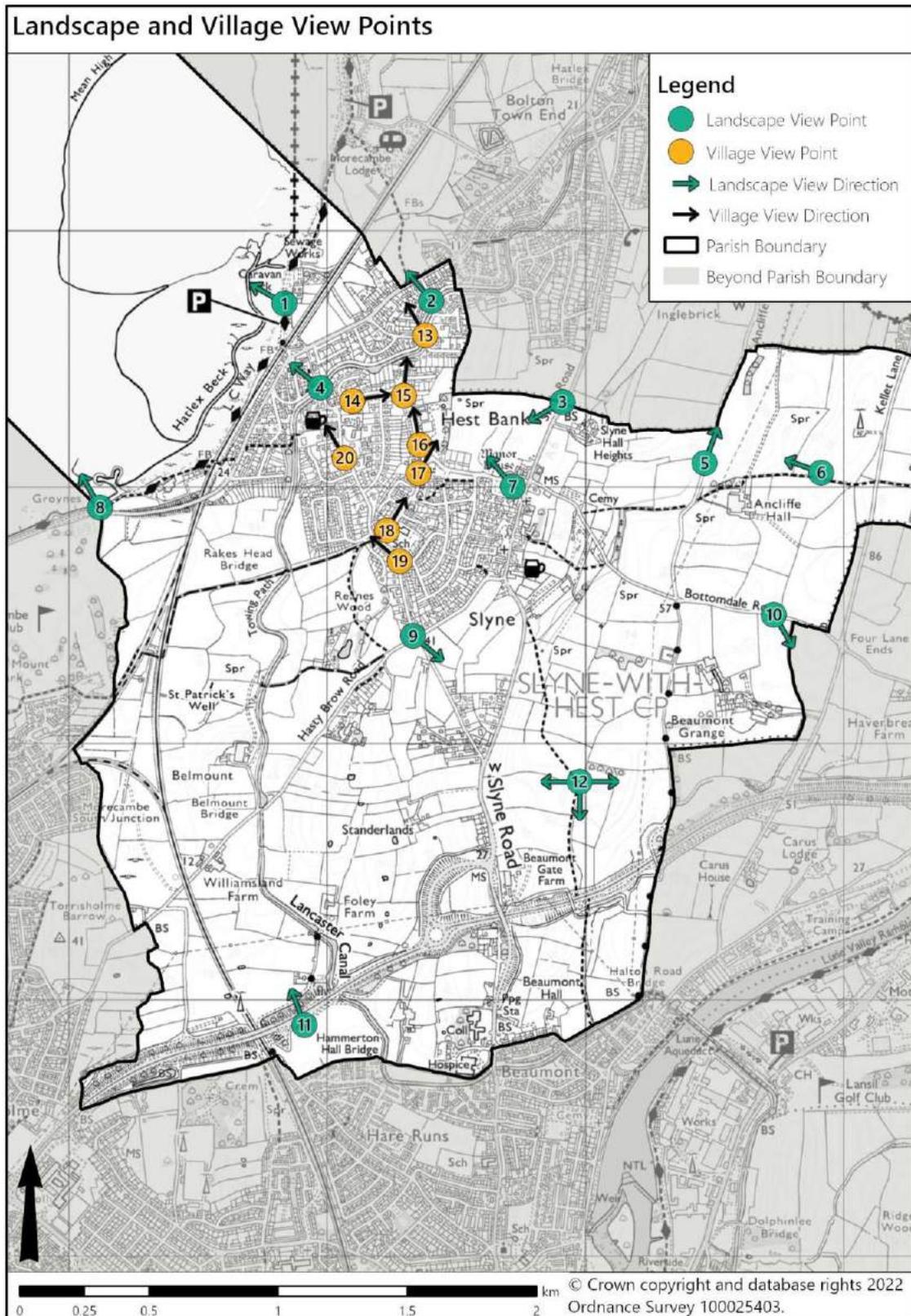


Figure 14. Landscape and Village View Points

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

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

Table 6. Key to Landscape and Village View Points

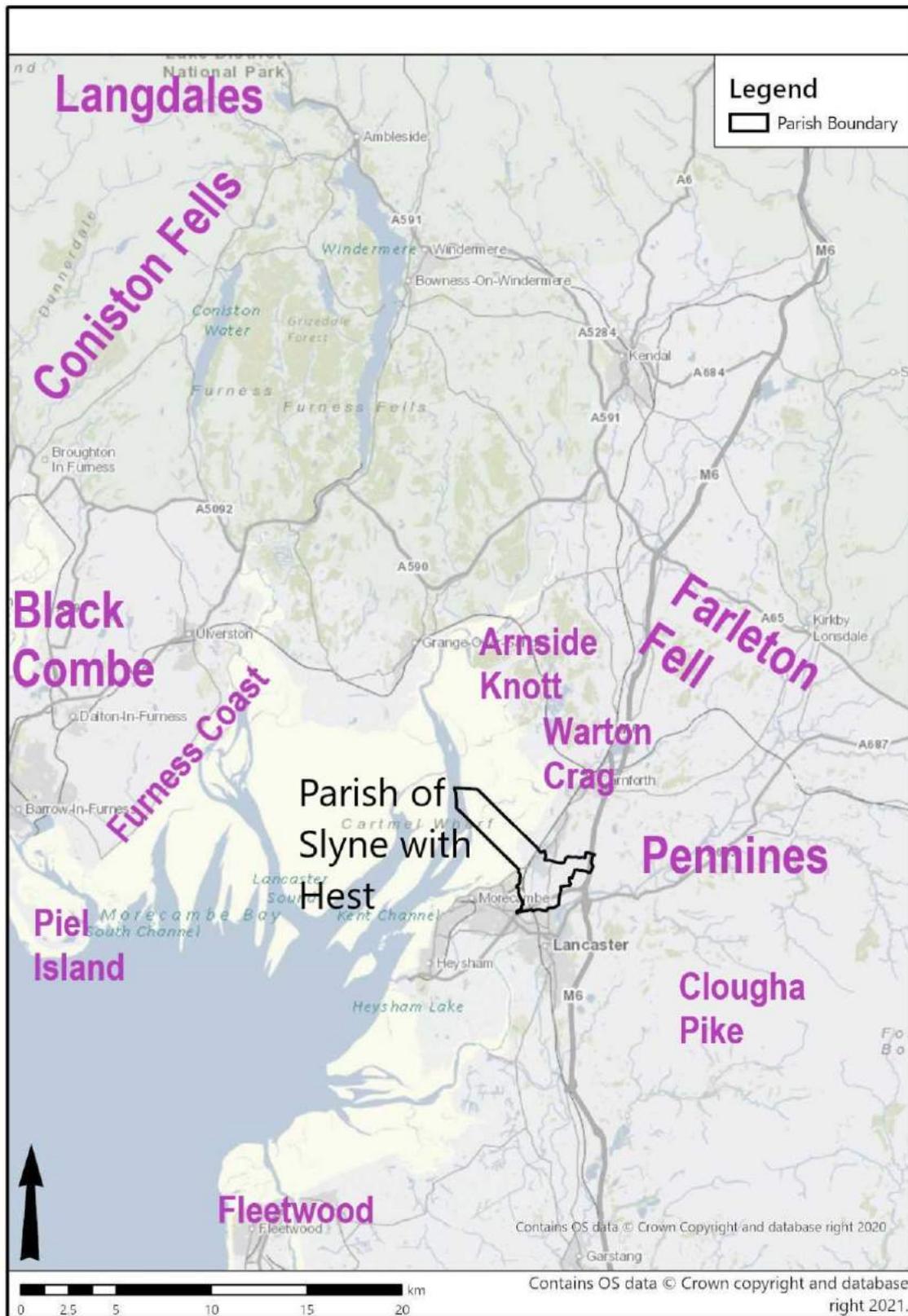


Figure 15. Distant views shown in purple from viewpoints cited in Table 6

Policy NE3. The Coastline and Development

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

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

4.18. Rationale for Policy NE3. The Coastline and Development

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

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

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

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

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

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

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

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

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

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

¹³ p. 155 HRA

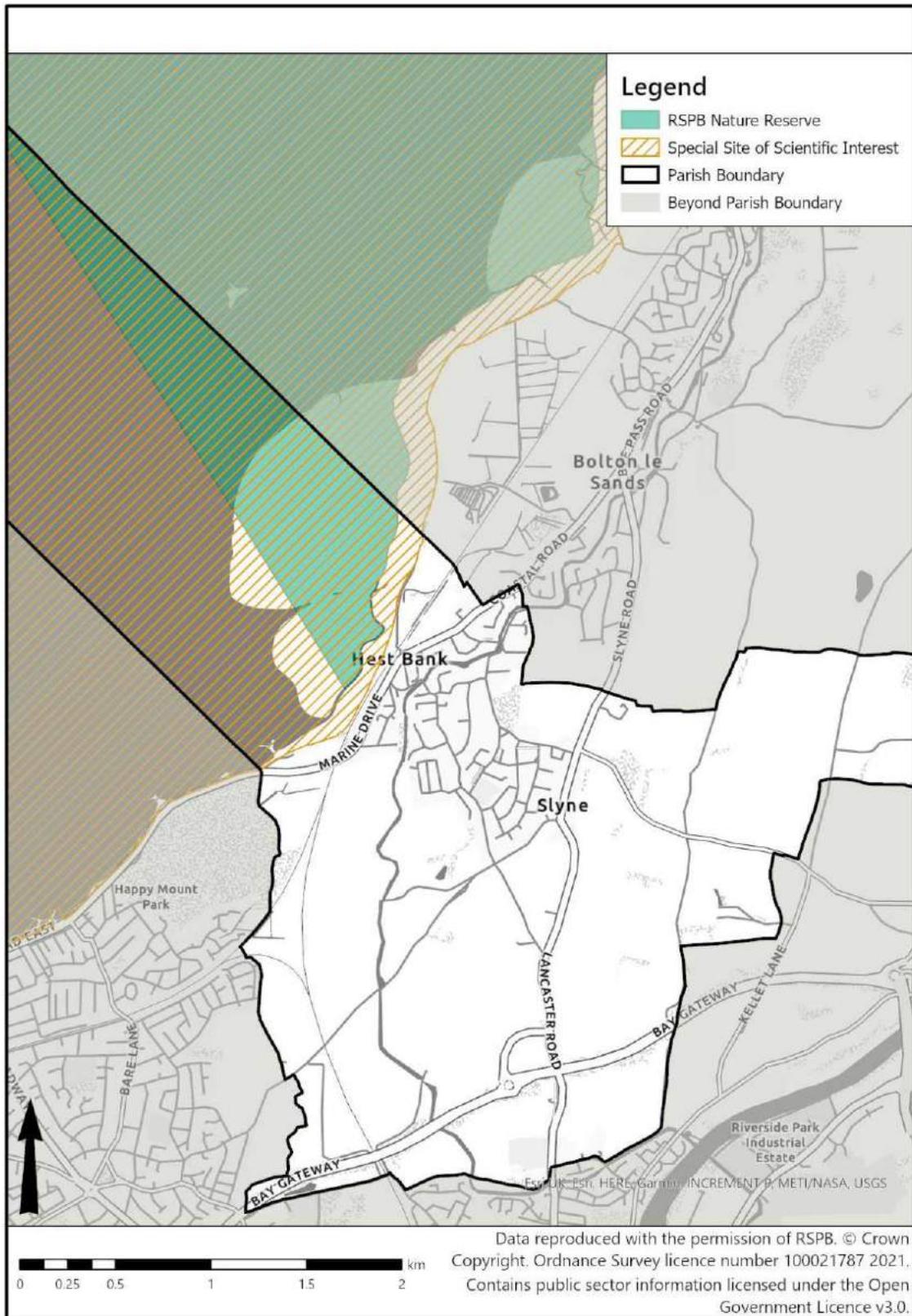


Figure 17. Land in Parish that is part of SSSI and RSPB Reserve

Policy COM1. Community Facilities

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

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

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

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

4.19. Rationale for Policy COM1. Community Facilities

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

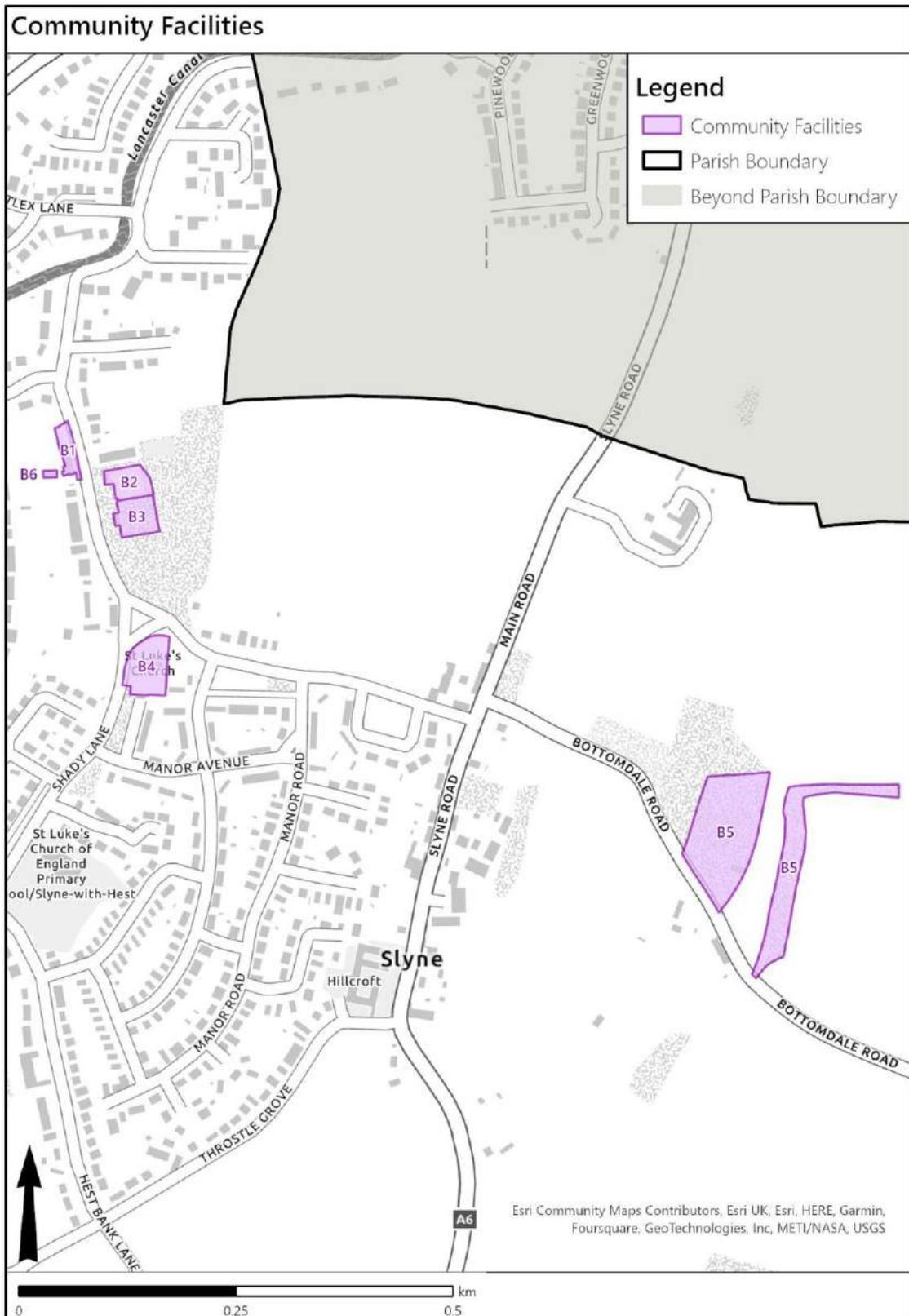


Figure 18. Sites of Sport, Recreation and Amenity Value in the village

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

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

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

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

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

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

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

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

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

Policy COM2. Green Spaces

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

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

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

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



Figure 19. Location of sites of open space value

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

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

4.20. Rationale for Policy COM2. Green Spaces

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

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



Photo 29. Green space off Manor Lane/Manor Crescent



Photo 30. Green space off Shady Lane/Manor Avenue



Photo 31. Green space Manor Road



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

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

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

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

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

Section 5. Community Commitments and Projects

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

Project CC1. Signs and Footpaths

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

5.2. Rationale for Project CC1. Signs and Footpaths

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

Legend

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

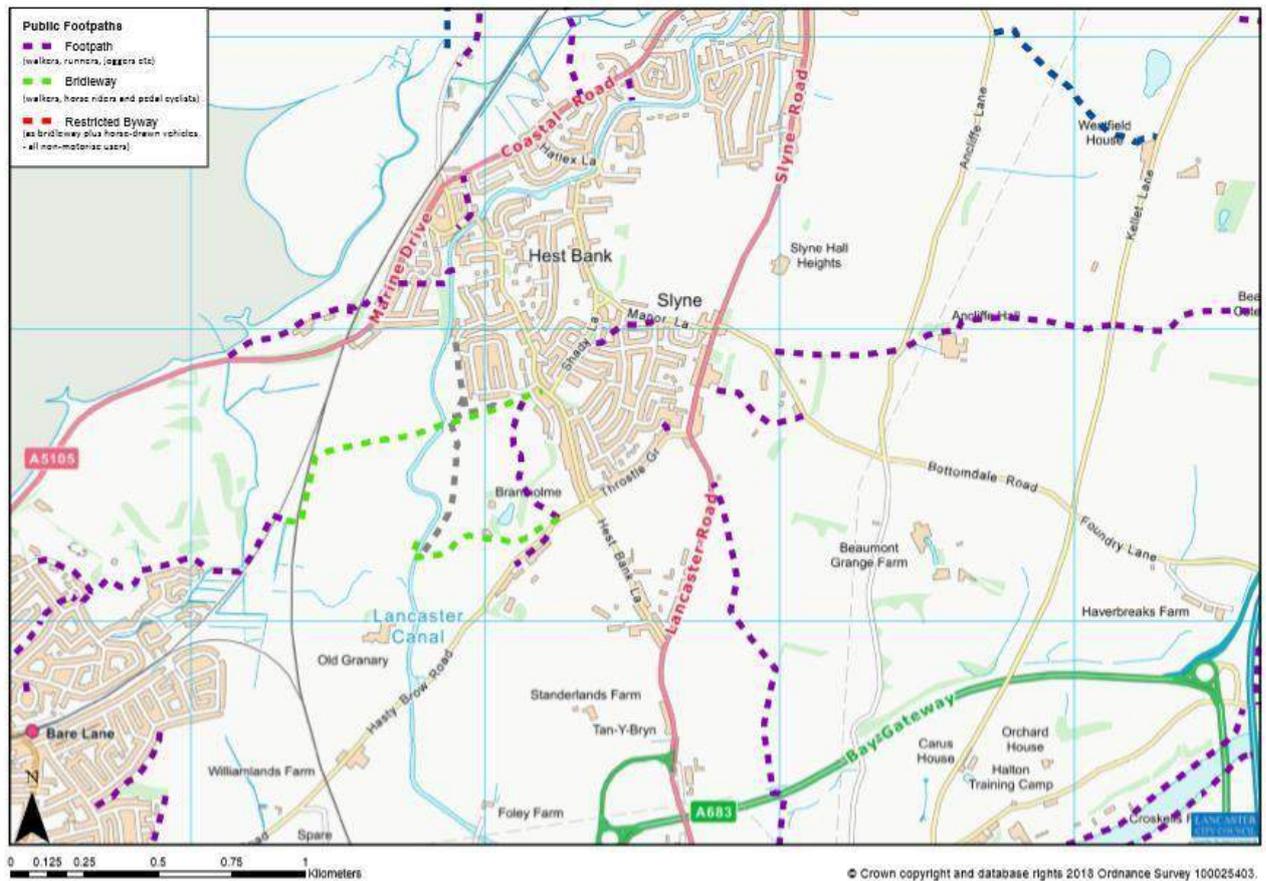


Figure 20. Current Rights of Way in the Parish from Lancashire County Council. Map provided by Lancashire County Council

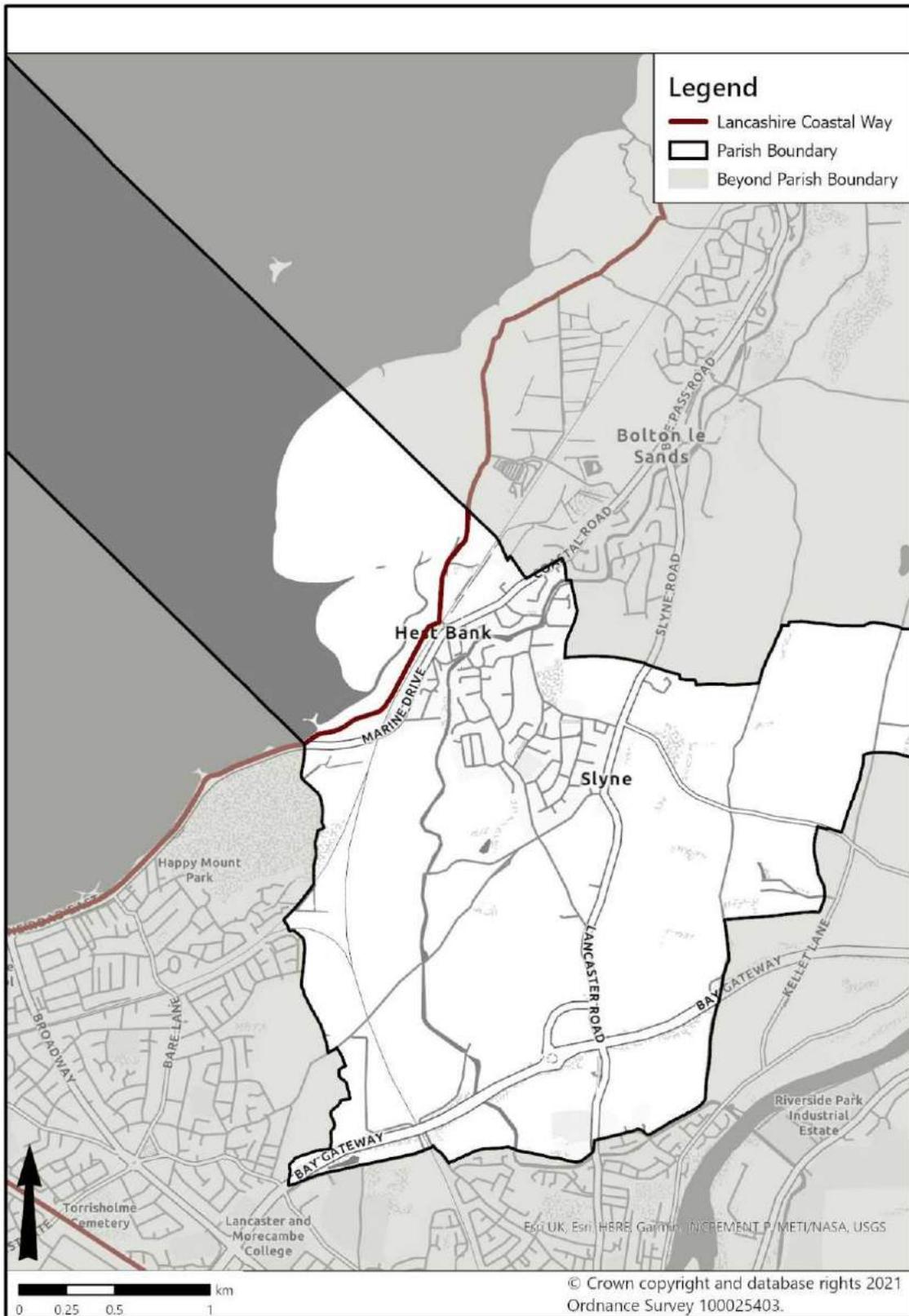


Figure 21. Location of the Lancashire Coastal Way within the Parish

Project CC2. Road Safety

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

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

5.3. Rationale for Project CC2. Road Safety

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

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

5.4. Speeding Traffic

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

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

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

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

5.5. Narrow Bridges

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

5.6. Lack of Pavements

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



Photo 33. Canal Bridge on Hest Bank Lane



Photo 34. Canal Bridge on Hatlex



Photo 35. Junction at Hasty Brow



Photo 36. No pavements on Hatlex Lane



Photo 37. Pedestrians on Hest Bank Lane Canal Bridge



Photo 38. Hest Bank Lane

Project CC3 Non-designated Parish Heritage Assets

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

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

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

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

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

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

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

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

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

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

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

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

Project CC4. Community Facilities and Recreation Spaces

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

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

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

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



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

Section 6. Monitoring and Reviewing the Plan

6.1. Monitoring

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

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

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

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

6.2. Review

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

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

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

Appendix 1

The Localism Act

Neighbourhood Development Plans were introduced in the 2011 Localism Act

Extract from 'A plain English guide to the Localism Act' and how it relates to Neighbourhood Planning

Neighbourhood planning Instead of local people being told what to do, the Government thinks that local communities should have genuine opportunities to influence the future of the places where they live.

The Act introduces a new right for communities to draw up a neighbourhood plan. Neighbourhood planning will allow communities, both residents, employees and business, to come together through a local parish council or neighbourhood forum and say where they think new houses, businesses and shops should go – and what they should look like.

These plans can be very simple and concise, or go into considerable detail where people want. Local communities will be able to use neighbourhood planning to grant full or outline planning permission in areas where they most want to see new homes and businesses, making it easier and quicker for development to go ahead. Provided a neighbourhood development plan or order is in line with national planning policy, with the strategic vision for the wider area set by the local authority, and with other legal requirements, local people will be able to vote on it in a referendum. If the plan is approved by a majority of those who vote, then the local authority will bring it into force. Local planning authorities will be required to provide technical advice and support as neighbourhoods draw up their proposals.

The Government is funding sources of help and advice for communities. This will help people take advantage of the opportunity to exercise influence over decisions that make a big difference to their lives.

November 2011 Department for Communities and Local Government

- **What is a Neighbourhood Plan?**

Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and shape the development and growth of their local area. They are able to choose where they want new homes, shops and offices to be built, have their say on what those new buildings should look like and what infrastructure should be provided, and grant planning permission for the new buildings they want to see go ahead. Neighbourhood planning provides a powerful set of tools for local people to plan for the types of development to meet their community's needs and where the ambition of the neighbourhood is aligned with the strategic needs and priorities of the wider local area.

What can communities use neighbourhood planning for?

Local communities can choose to:

- set planning policies through a neighbourhood plan that forms part of the development plan used determining planning applications

Paragraph: 001 Reference ID: 41-001-20190509

The National Planning Policy Framework (March 2019) Revision date: 09 05 2019

Appendix 2

How the Plan was made

- Plan Preparation

In order to prepare the Plan, the Parish first had to establish the Plan area and made arrangements for decision making and undertaking the work. To do this the Parish Council was fortunate enough to be able to draw on local expertise in a variety of specialist areas in the form of volunteers. It also decided that it would need independent specialist help at certain points in the Plan-making process. To this end it established a budget including funds allocated from the Parish Council and a Government Grant made available specifically for the purpose of producing Neighbourhood Plans.

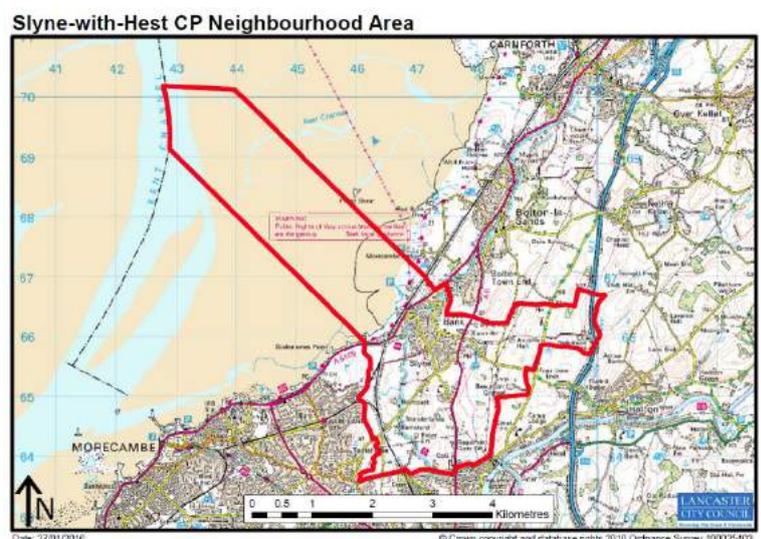
- Area of Designation

One of the first actions in the production of the Plan was to define the Plan Area and have it officially designated by Lancaster City Council. The Parish Council were interested in issues that could affect large parts of the Parish and as such it decided to have the whole of its area designated as the Neighbourhood Plan Area.

The Area was submitted to Lancaster Council for Designation on January 22 2016 after a 4 week statutory consultation period (1 Feb 2016 29 Feb 2016) held via by Lancaster Council, the area was designated in April 2016

The Designated Area

The Neighbourhood Plan area covers the Civil Parish of Slyne-with-Hest and makes use of the defined Parish Boundaries. The Parish includes the communities of Slyne and Hest Bank along with the open countryside areas along Morecambe Bay and into the North Lancashire Green Belt. The Parish also includes the newly completed Bay Gateway which connects Junction 34 of the M6 with the Heysham Peninsula.

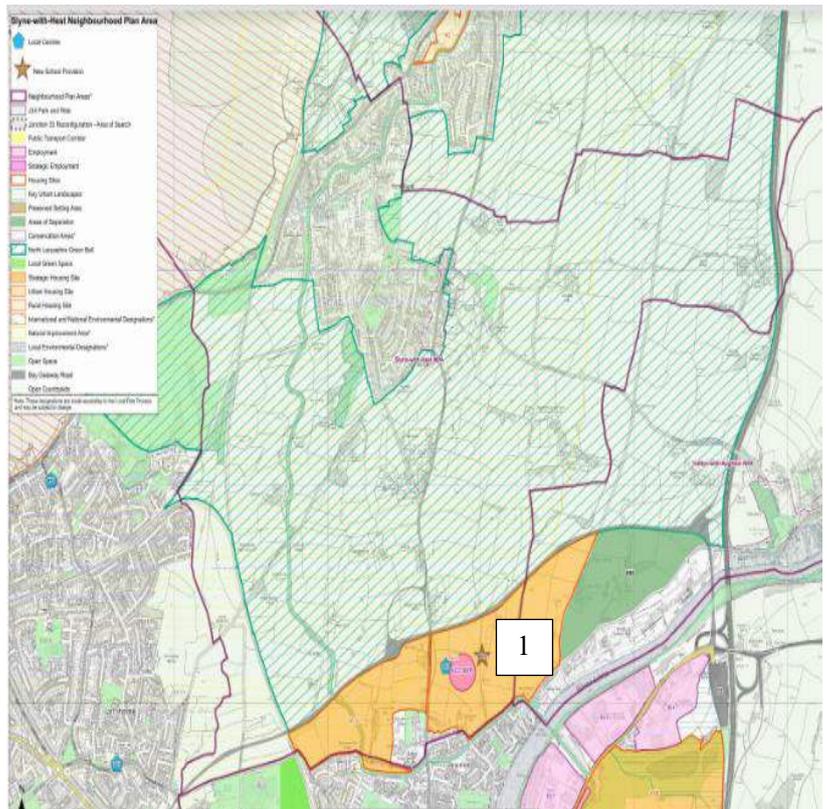


Since the initial designation of the Neighbourhood Plan area in March 2016 the City Council have prepared and published a draft Local Plan for the district which seeks to meet evidenced strategic development needs for the district. Consultation on this draft plan took place in early 2017 and it is anticipated that a Publication and Submission of the district-wide Plan will take place in 2018

The district wide plan is seeking to meet an evidenced need of 11,119 houses through the 20 year plan period (2011 – 2031), In order to achieve this (in accordance with national planning policy) the City Council has identified a range of strategic green field sites in the district.

This includes the allocation of land at Hammerton Hall / Beaumont Hall for the delivery of approximately 700 new houses (as identified in Policies SG 9 of the Local Plan) and supporting infrastructure to facilitate growth in this area The allocation of this land is contained

with the Parish of Slyne-with-Hest and within the designation Neighbourhood Plan area and is therefore of relevance to this Neighbourhood Plan, however given the ‘strategic’ nature of the allocation made (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 that this is an allocation which must be pursued by the Local Plan process.



Strategic Development within the Parish – 1.

Development of this allocation will result in an increase in new homes within the Parish of Slyne-with-Hest which is welcomed and considered to be positive, however given the allocations positioning on the edge of the Parish, its stronger relationship with Lancaster (which is directly adjoins the allocation) and the positioning of the new Bay Gateway which

severs any new development from the wider parish it is recognised that the delivery of housing will not have a significantly positive contribution to meeting the local needs of the wider Parish. As a result the Neighbourhood Plan will seek to be positive and proactive in identifying opportunities for future growth which meets local aspirations.

Opportunities for input into the strategic development will still come via the preparation of the masterplan, the preparation of policy within the local plan and the expected pre-application consultation recommended to developers of the site.

Strategic Environmental Assessment/Habitats Directives

The Plan will require full Strategic Environment assessment and Habitat Regulations assessment

(Completed 2019)

Time Line for making Slyne with Hest Neighbourhood Plan 2015 – 2031

April 2015	Decision to apply for funds to develop the plan
June 2015	First Public meeting
July 2015	First steering group meeting
August 2015	Initial discussion about the vision and agreement to employment of consultant
September 2015	Formulation of official steering group
January 2016	Terms of reference written and adopted.
February 2016	Official consultation of Area of Designation
March 2016	Formal application of funding
April 2016	Formal approval of Area of Designation
April 2016	Appointment of Consultant
June 2016	£4530 Government grant funding awarded via Locality
Summer 2016	Stage One Consultation with community commenced
Autumn 2016	Vision and objectives adopted, writing of the Plan commenced.
2017	Continued research and development of plan including information day for the local community and Stage Two Consultation
April 2017	Second Government Grant £4470.
2018	Continued consultation and updates with the local community via coffee mornings
Winter 2018	SEA/HRA Screening commenced
Spring 2019	SEA/HRA Screening ongoing
Spring 2019	Further information sharing via coffee mornings with the local community
Summer 2019	SEA/HRA Completed
	Revision of Draft Plan
	Parish Council Approval of Draft Plan
September 2019	Regulation 14, 6 Week Consultation.
	Leaflet distributed to every household explaining how to access the draft plan.

2020	Regulation consultation report and plan amend
2021	Plan submitted regulation 15

Appendix 3

Supporting Evidence

A. New Properties and Extensions.

Email and information from Lancaster City Council Planning Officer.

Further to my email of 23 August 2017, please find attached a table listing approvals for new dwellings in Slyne and also listing extensions which could potentially be bedrooms i.e. two storey or dormer extensions (this does not include extensions built using permitted development rights).

Please note that further information and plans in respect of these applications is available on our Public Access website at www.lancaster.gov.uk/planning/view-applications-and-decisions

Development Management Support Manager | Regeneration and Planning

New Properties

REFVAL	ADDRESS New Property	WARD	DECISION ISSUED	PROPOSAL
10/0094 1/OUT	Beaumont Grange Farm Green Lane Slyne Lancashire	SLYNE	12/13/2011 1	Erection of a farm house and garage
10/0122 0/FUL	6 Summerfield Drive Slyne Lancaster Lancashire LA2 6AQ	SLYNE	4/13/2011	Demolition of existing bungalow and erection of 5 bedroom dormer bungalow with detached garage and plant room.
12/0057 8/FUL	6 Peacock Lane Hest Bank Lancaster Lancashire LA2 6EN	SLYNE	10/18/2011 2	Demolition of existing dwelling and erection of a replacement dwelling
12/0107 8/OUT	Birklands Hest Bank Lane Hest Bank Lancaster Lancashire LA2 6DG	SLYNE	11/8/2013	Outline application for 3 detached dwelling houses
13/0025 9/FUL	24 Marine Drive Hest Bank Lancaster Lancashire LA2 6EB	SLYNE	5/17/2013	Demolition of existing dwelling and erection of a replacement two storey dwelling including two balconies at first floor and construction of decking to rear
13/0083 1/FUL	Land North Of 138 Main Road Slyne Lancashire	SLYNE	3/6/2014	Erection of a pair of semi-detached dwellings with associated car parking, detached double garage and the creation of a new vehicular access
14/0025 8/OUT	West Sheen 2 The Drive Hest Bank Lancaster Lancashire LA2 6DQ	SLYNE	11/14/2011 4	Outline application for the demolition of existing dwelling and erection of two dwellings with associated access
13/0118 6/FUL	35 Hatlex Lane Hest Bank Lancashire	SLYNE	1/15/2014	Erection of a two storey detached dwellinghouse
13/0117 9/FUL	Whitewalls 39 Hatlex Lane Hest Bank Lancaster Lancashire LA2 6EZ	SLYNE	1/28/2014	Change of use and conversion of former restaurant to form a single dwelling (C3) and erection of a detached double garage
14/0119 5/FUL	Seaways The Shore Hest Bank Lancaster Lancashire LA2 6EQ	SLYNE	5/21/2015	Demolition of the existing dwelling and construction of a replacement dwelling
14/0119 6/FUL	Islay The Shore Hest Bank Lancaster Lancashire LA2 6EQ	SLYNE	2/20/2015	Demolition of the existing dwelling and construction of a replacement dwelling
	Land Adjacent To 2 Rosegarth Slyne Lancaster Lancashire LA2 6AT	SLYNE	4/18/2016	Erection of two dwellings with associated access and landscaping

Extended Properties

REF VAL	ADDRESS	WARD	DATE DECISS	PROPOSAL
10/01304/FU L	198 Coastal Road Bolton Le Sands Carnforth Lancashire LA5 8JW	SLYNE	3/4/2011	Erection of two and single storey extension to the rear and roof extension to existing two storey outrigger over new stair access
10/01239/FU L	30 Hatlex Drive Hest Bank Lancaster Lancashire LA2 6HA	SLYNE	4/8/2011	Erection of a two storey extension to the side and single storey extension to the rear

11/00008/FUL	42 Greenwood Crescent Bolton Le Sands Carnforth Lancashire LA5 8AX	SLYN E	2/7/2011	Retrospective application for the retention of two storey extension (amendments to previously approved application 10/00405/FUL, including revision to ridge line and addition of window to north west elevation)
11/00355/FUL	23 Prospect Drive Hest Bank Lancaster Lancashire LA2 6HZ	SLYN E	6/14/2011	Erection of a first floor extension to the rear
11/00606/FUL	3 Hatlex Drive Hest Bank Lancaster Lancashire LA2 6HA	SLYN E	8/25/2011	Erection of two storey rear extension and dormer window
11/00401/FUL	89 Coastal Road Bolton Le Sands Carnforth Lancashire LA5 8JH	SLYN E	6/27/2011	Erection of a two storey side extension and single storey rear extension.
11/00748/FUL	13 Kirklands Hest Bank Lancaster Lancashire LA2 6ER	SLYN E	10/21/2011	Demolition of existing single storey garage and erection of a two storey side extension and alterations to existing extension to the rear
12/00021/FUL	14 Whitendale Drive Bolton Le Sands Carnforth Lancashire LA5 8LY	SLYN E	2/24/2012	Erection of a two storey extension to the side
12/00025/FUL	10 Prospect Drive Hest Bank Lancaster Lancashire LA2 6HX	SLYN E	4/20/2012	Erection of a garage and a two storey extension to the rear
12/00061/FUL	14 Greenwood Avenue Bolton Le Sands Carnforth Lancashire LA5 8AW	SLYN E	3/8/2012	Erection of a two storey extension to the side and a single storey extension to the rear
11/00928/FUL	1A Prospect Drive Hest Bank Lancaster Lancashire LA2 6HX	SLYN E	11/7/2011	Erection of a detached annexe
11/01056/FUL	9 The Knoll Hest Bank Lancaster Lancashire LA2 6BU	SLYN E	1/11/2012	Erection of side & rear extensions and raising the height of the ridge
12/00170/FUL	10 Peacock Crescent Hest Bank Lancaster Lancashire LA2 6EW	SLYN E	4/27/2012	Proposed rear extension including raising part of roof line and creating balcony to rear
12/00538/FUL	6 Hatlex Lane Hest Bank Lancaster Lancashire LA2 6ES	SLYN E	8/2/2012	Erection of a two storey rear extension and replacement detached garage
12/00382/FUL	16 Greenwood Avenue Bolton Le Sands Carnforth Lancashire LA5 8AW	SLYN E	6/19/2012	Erection of two storey side extension
12/00777/FUL	2 Bryn Grove Hest Bank Lancaster Lancashire LA2 6EX	SLYN E	11/28/2012	Alteration and extension including raising the height of the roof to form additional accommodation in the created roof space
12/00633/FUL	1 Fir Tree Close Bolton Le Sands Carnforth Lancashire LA5 8AZ	SLYN E	8/14/2012	Construction of a dormer to the front
12/00835/FUL	24 Marine Drive Hest Bank Lancaster Lancashire LA2 6EB	SLYN E	11/13/2012	Erection of a two storey extension to the rear, including two balconies at first floor, erection of a single storey extension to the side including a balcony at rear and construction of decking to the rear
12/01116/FUL	Dixon House Shore Lane Bolton Le Sands Carnforth Lancashire LA5 8JP	SLYN E	1/31/2013	Proposed two storey extension to side of property
12/01134/FUL	17 Hatlex Lane Hest Bank Lancaster Lancashire LA2 6ES	SLYN E	2/7/2013	Erection of a first floor extension to the rear
13/00625/FUL	44 Hest Bank Lane Hest Bank Lancaster Lancashire LA2 6BT	SLYN E	8/9/2013	Extensions to existing dormer bungalow to create a two storey house, including a new raised roof a rear balcony and a raised patio
13/00421/FUL	19 Sea View Drive Hest Bank Lancaster Lancashire LA2 6BY	SLYN E	9/25/2013	Erection of a replacement single storey extension to the rear with stepped access, a two storey extension to the side, first floor extension to side, construction of dormers to the front and rear and a porch to the front
13/00822/FUL	5 Hatlex Drive Hest Bank Lancaster Lancashire LA2 6HA	SLYN E	10/4/2013	Erection of a single storey side and rear extension and construction of a dormer to side
13/01116/FUL	3 Prospect Drive Hest Bank Lancaster Lancashire LA2 6HX	SLYN E	12/13/2013	Enlargement of existing front dormer, construction of a dormer to the rear and erection of a single storey extension to the side and rear elevation
14/00139/FUL	32 Hest Bank Lane Hest Bank Lancaster Lancashire LA2 6DB	SLYN E	3/28/2014	Erection of first floor and single storey extensions to the rear
14/00384/FUL	50A Slyne Road Bolton Le Sands Carnforth Lancashire LA5 8BG	SLYN E	5/22/2014	Demolition of existing garage to front and conservatory to rear and erection of a single-storey rear extension, a two-storey extension to the front and a replacement dormer to the front elevation

14/00087/FUL	35 Greenwood Crescent Bolton Le Sands Carnforth Lancashire LA5 8AX	SLYNE	4/28/2014	Erection of a two storey rear extension and bay window extension to front
14/00105/FUL	Acorn House 27A Hest Bank Lane Hest Bank Lancaster Lancashire LA2 6DG	SLYNE	3/20/2014	Extension of the dormer window to the front elevation and raising the roof of the existing garage with the construction of a front facing dormer window
13/01186/FUL	35 Hatlex Lane Hest Bank Lancashire	SLYNE	1/15/2014	Erection of a two storey detached dwelling house
13/01049/FUL	7 Sea View Drive Hest Bank Lancaster Lancashire LA2 6BY	SLYNE	11/28/2013	Raising of existing roof height, with the construction of a side dormer, and erection of extensions to front, side and rear
13/01307/FUL	55 Greenwood Avenue Bolton Le Sands Carnforth Lancashire LA5 8AW	SLYNE	2/17/2014	Erection of a first floor extension to the rear and construction of hip to gable roof extensions to both sides
14/00697/FUL	6 Throstle Grove Slyne Lancaster Lancashire LA2 6AX	SLYNE	8/8/2014	Erection of a single storey rear extension, first floor side extension, construction of a front porch, removal of existing chimney and installation of a flue
14/01320/FUL	1 Hatlex Drive Hest Bank Lancaster Lancashire LA2 6HA	SLYNE	1/30/2015	Erection of a two storey rear extension and new vehicular access
14/01281/FUL	Hillcroft Nursing Home Throstle Grove Slyne Lancaster Lancashire LA2 6AX	SLYNE	2/20/2015	Construction of front and rear dormers
14/00866/FUL	10 Raikes Hill Drive Hest Bank Lancaster Lancashire LA2 6DA	SLYNE	10/14/2014	Raising the existing roof and construction of a Juliet balcony to the front
15/00045/FUL	West Sheen 2 The Drive Hest Bank Lancaster Lancashire LA2 6DQ	SLYNE	3/13/2015	Erection of a two storey extension to the north elevation
15/00656/FUL	The Croft Hest Bank Lane Slyne Lancaster Lancashire LA2 6AH	SLYNE	7/22/2015	Construction of a replacement raised roof with rear dormer window and erection of a detached garage
14/00298/FUL	66 Hest Bank Lane Hest Bank Lancaster Lancashire LA2 6BS	SLYNE	5/13/2014	Construction of a front porch, erection of single storey rear extensions and a first floor rear extension
15/00257/FUL	6 Sunningdale Crescent Hest Bank Lancaster Lancashire LA2 6DE	SLYNE	7/15/2015	Demolition of existing garage and erection of a part 2, part 3 storey side extension
15/00676/FUL	11A Coastal Road Hest Bank Lancaster Lancashire LA2 6HB	SLYNE	7/30/2015	Construction of a dormer window to the front elevation
15/00190/FUL	172 Coastal Road Bolton Le Sands Carnforth Lancashire LA5 8JW	SLYNE	4/21/2015	Demolition of existing porch and erection of a new porch to front elevation, erection of first floor extension over existing garage to rear and construction of a rear raised balcony
15/00205/FUL	10 Sea View Drive Hest Bank Lancaster Lancashire LA2 6BY	SLYNE	6/26/2015	Erection of a single storey rear extension and raising of the roof to facilitate the creation of first floor accommodation
15/00258/FUL	64 Marine Drive Hest Bank Lancaster Lancashire LA2 6EB	SLYNE	4/27/2015	Demolition of existing garage, erection of a two storey side extension with integral garage and erection of front and rear single storey extensions
15/00983/FUL	66 Marine Drive Hest Bank Lancaster Lancashire LA2 6EB	SLYNE	9/15/2015	Erection of a single storey side and rear extension, first floor side extension and a pitched roof over existing and proposed first floor side projection
15/01006/FUL	54 Hest Bank Lane Hest Bank Lancaster Lancashire LA2 6BS	SLYNE	1/7/2016	Erection of part single part two storey side and rear extensions and alterations to the existing roof arrangement

B. Slyne with Hest Parish Profile

2015 Boundary changes changed Ward Profiles as follows

The ward of Slyne with Hest became Bolton with Slyne, incorporating of the village of Bolton le Sands and the old ward of Slyne with Hest

2016 mid-year population estimates

Parish of Slyne with Hest 3105

Bolton with Slyne Ward 7349

Source Nomis, estimation (2015) 2016

Unless otherwise stated statistics relate to the Parish Data.

Statistics provided are recorded as seen from data sources, therefore there may be variances between data sets.

B1. Population Growth for the Civil Parish of Slyne with Hest

1921	695
1931	865
1951	1634
1961	1939
1981	2818
1991	3038
2001	3163
2011	3126
2016	3105*

Source - Vision of Britain and ONS.

(No comparable data for 1941 and 1971 available)

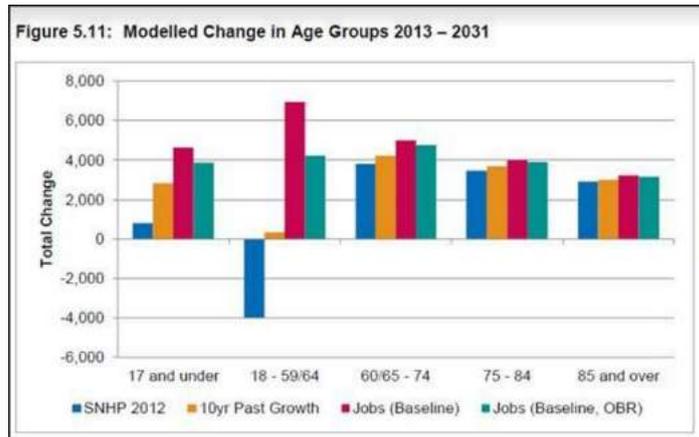
*Source *Nomis estimation (2015) 2016*

The population grew steadily from 1981 until 2001 estimated figures indicate that in 2016 the population stood at 3105, a smaller fall of 58 people

B2. Whilst there are no distinct data sets to give accurate figures for the anticipated growth in population as a whole for the Parish for the period of the plan, an estimate, as a guide only, could be made using the district wide data produced for the Lancaster City Councils Independent Housing Requirements Study, produced in the Turley Report supported by work undertaken by Edge Analytics.

www.lancaster.gov.uk/planning/planning-policy/housing-reports-local-plan

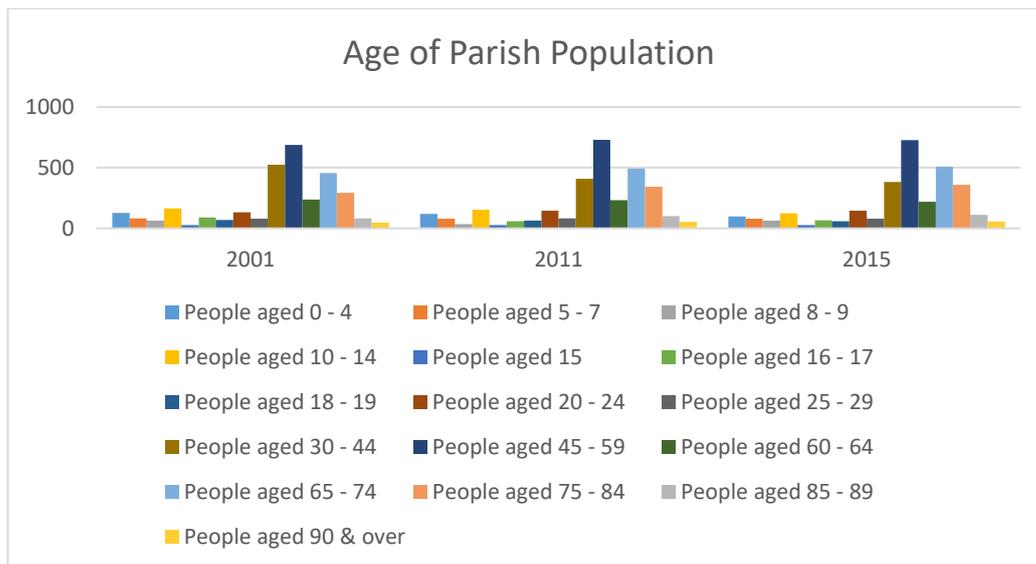
These reports indicate a projected growth in the population of the district by about 14% (around 20,000) over the specific period of the plan from 2013 to 2031.



Lancaster City Council April 2017

B3. There is no distinct Parish level based data available for prospective age changes but the following District Profile has been provided by Lancaster City Council for reference. In respect of the ageing population, the graph above is for district level. This identifies that under the jobs led OBR scenario which the Council is looking to base its housing requirement on in accordance with national practice guidance for aligning jobs and housing growth there would be an increase of people of working age but the greatest increase would still be in those aged 60/65-74.

B4. Parish Age Profile



ONS Crown Copyright Reserved

In the past 15 years the number of over 45's has increased by 183, the number of people aged under 15 has decreased by 67, the estimated age profile in 2015 was as follows

Over 65	946
45- 64	1036
16- 44	732
15 and under	391

ONS Crown Copyright Reserved [from Nomis November 2016]

B5. There are three residential care establishments in the Parish
 Medical Care Establishments total person Count 88
Source 2011 Census ONS

B6. Ethnicity

All Usual Residents	3,126
White; English/Welsh/Scottish/Northern Irish/British	3,021
White Irish	16
White: Gypsy or Irish Traveller	1
White; Other White	30
Mixed/Multiple Ethnic groups; White and Black Caribbean	7
Mixed/Multiple Ethnic Groups; White and Black African	1
Mixed/Multiple Ethnic Groups: White and Asian	13
Mixed/Multiple Ethnic Groups: other Mixed	2
Asian/Asian British; Indian	13
Asian/Asian British; Pakistani	4
Asian/Asian British; Bangladeshi	1
Asian/Asian British; Chinese	7
Asian/Asian British; Other Asian	8
Other Ethnic Group; Arab	2

Source ONS2011 Census updated 2013

B7. Other 2011 Census information

Who we are

Usual resident population

	Persons	
	Slyne-with-Hest Parish	
	count	%
All usual residents	3,126	100.0
Males	1,453	46.5
Females	1,673	53.5
Lives in a household	2,984	95.5
Lives in a communal establishment	142	4.5
Schoolchild or full-time student aged 4 and over at their non term-time address	54	-
Area (Hectares)	864.99	-
Density (number of persons per hectare)	3.6	-

- These figures are missing.

Source: ONS - 2011 Census (KS101EW)

B8

Age structure

	Persons	
	Slyne-with-Hest Parish	
	count	%
All usual residents	3,126	100.0
Age 0 to 4	118	3.8
Age 5 to 7	80	2.6
Age 8 to 9	36	1.2
Age 10 to 14	154	4.9
Age 15	28	0.9
Age 16 to 17	59	1.9
Age 18 to 19	64	2.0
Age 20 to 24	145	4.6
Age 25 to 29	81	2.6
Age 30 to 44	409	13.1
Age 45 to 59	730	23.4
Age 60 to 64	232	7.4
Age 65 to 74	493	15.8
Age 75 to 84	343	11.0
Age 85 to 89	100	3.2
Age 90 and over	54	1.7
Mean Age	49.2	-
Median Age	52	-

- These figures are Source: ONS - 2011 Census (KS102EW)

B9

Marital and civil partnership status

	Persons	
	Slyne-with-Hest Parish	
	count	%
All usual residents aged 16+	2,710	100.0
Single (never married or never registered a same-sex civil partnership)	528	19.5
Married	1,628	60.1
In a registered same-sex civil partnership	3	0.1
Separated (but still legally married or still legally in a same-sex civil partnership)	56	2.1
Divorced or formerly in a same-sex civil partnership which is now legally dissolved	203	7.5
Widowed or surviving partner from a same-sex civil partnership	292	10.8

In order to protect against disclosure of personal information, records have been swapped between different geographic areas. Some counts will be affected, particularly small counts at the lowest geographical level. Source: ONS - 2011 Census (KS103EW)

B10

Tenure

	Households	
	Slyne-with-Hest Parish	
	count	%
All households	1,352	100.0
Owned	1,217	90.0
Owned outright	770	57.0
Owned with a mortgage or loan	447	33.1
Shared ownership (part owned and part rented)	0	0.0
Social rented	26	1.9
Rented from council (Local Authority)	20	1.5
Other	6	0.4
Private rented	100	7.4
Private landlord or letting agency	90	6.7
Other	10	0.7
Living rent free	9	0.7

In order to protect against disclosure of personal information, records have been swapped between different geographic areas. Some counts will be affected, particularly small counts at the lowest geographies

Source: ONS - 2011 Census (KS402EW)

B11

How we live

Dwellings, household spaces and accommodation type

	Household spaces, Dwellings	
	Slyne-with-Hest Parish	
	count	%
All dwelling types	1,414	100.0
Unshared dwelling	1,413	99.9
Shared dwelling: Two household spaces	1	0.1
Shared dwelling: Three or more household spaces	0	0.0
All household spaces	1,415	100.0
Household spaces with at least one usual resident	1,352	95.5
Household spaces with no usual residents	63	4.5
Whole house or bungalow: Detached	686	48.5
Whole house or bungalow: Semi-detached	518	36.6
Whole house or bungalow: Terraced (including end-terrace)	99	7.0
Flat, maisonette or apartment: Purpose-built block of flats or tenement	48	3.4
Flat, maisonette or apartment: Part of a converted or shared house (including bed-sits)	52	3.7
Flat, maisonette or apartment: In a commercial building	8	0.6
Caravan or other mobile or temporary structure	4	0.3

In order to protect against disclosure of personal information, records have been swapped between different geographic areas. Some counts will be affected, particularly small counts at the lowest geographies

Source: ONS - 2011 Census (KS401EW)

B12

Living arrangements

	Persons	
	Slyne-with-Hest Parish	
	count	%
All usual residents aged 16 and over in households	2,568	100.0
Living in a couple	1,796	69.9
Married or in a registered same-sex civil partnership	1,590	61.9
Cohabiting	206	8.0
Not living in a couple	772	30.1
Single (never married or never registered a same-sex civil partnership)	371	14.4
Married or in a registered same-sex civil partnership	20	0.8
Separated (but still legally married or still legally in a same-sex civil partnership)	39	1.5
Divorced or formerly in a same-sex civil partnership which is now legally dissolved	120	4.7
Widowed or surviving partner from a same-sex civil partnership	222	8.6

In order to protect against disclosure of personal information, records have been swapped between different geographic areas. Some counts will be affected, particularly small counts at the lowest geographies

Source: ONS - 2011 Census (KS104EW)

Dependent children	190	14.1
All children non-dependent	99	7.3
Cohabiting couple	85	6.3
No children	49	3.6
Dependent children	29	2.1
All children non-dependent	7	0.5
Lone parent	68	5.0
Dependent children	39	2.9
All children non-dependent	29	2.1
Other household types	47	3.5
With dependent children	19	1.4
All full-time students	1	0.1
All aged 65 and over	7	0.5
Other	20	1.5

In order to protect against disclosure of personal information, records have been swapped between different geographic areas. Some counts will be affected, particularly small counts at the lowest geographies

Source: ONS - 2011 Census (KS105EW)

B13

Communal establishment residents

	Communal establishments, Persons	
	Slyne-with-Hest Parish	
	count	%
All communal establishments	6	-
All usual residents living in communal establishments	142	100.0
Medical and care establishment: NHS: General hospital	0	0.0
Medical and care establishment: NHS: Mental health hospital/unit (including secure units)	0	0.0
Medical and care establishment: NHS: Other hospital	0	0.0
Medical and care establishment: Local Authority: Children's home (including secure units)	0	0.0
Medical and care establishment: Local Authority: Care home or other home	0	0.0
Medical and care establishment: Registered Social Landlord/Housing Association	0	0.0
Medical and care establishment: Other: Care home with nursing	50	35.2
Medical and care establishment: Other: Care home without nursing	38	26.8
Medical and care establishment: Other: Children's home (including secure units)	0	0.0
Medical and care establishment: Other	0	0.0
Other establishments	54	38.0
Establishment not stated	0	0.0

- These figures are missing.

Source: ONS - 2011 Census (KS405EW)

In order to protect against disclosure of personal information, records have been swapped between different geographic areas. Some counts will be affected, particularly small counts at the lowest geographies

B14 Occupancy by age

Age	All categories: Occupancy rating (bedrooms)	Occupancy rating (bedrooms) of +2 or more	Occupancy rating (bedrooms) of +1	Occupancy rating (bedrooms) of 0	Occupancy rating (bedrooms) of -1 or less
All categories: Age	3,977	1,904	1,465	535	73
Age 0 to 15	564	169	253	120	22
Age 16 to 49	1,256	451	518	252	35
Age 50 to 64	959	578	284	88	9
Age 65 and over	1,198	706	410	75	7

B15 Economic data

What we do

Economic activity

	Persons	
	count	%
All usual residents aged 16 to 74	2,213	100.0
Economically active	1,413	63.8
In employment	1,325	59.9
Employee: Part-time	324	14.6
Employee: Full-time	723	32.7
Self-employed	278	12.6
Unemployed	38	1.7
Full-time student	50	2.3
Economically Inactive	800	36.2
Retired	561	25.4
Student (including full-time students)	122	5.5
Looking after home or family	55	2.5
Long-term sick or disabled	32	1.4
Other	30	1.4
Unemployed: Age 16 to 24	11	0.5
Unemployed: Age 50 to 74	14	0.6
Unemployed: Never worked	3	0.1
Long-term unemployed	15	0.7

In order to protect against disclosure of personal information, records have been swapped between different geographic areas.

Some counts will be affected, particularly small counts at the lowest geographies

Source: ONS - 2011 Census (KS601EW)

B16**Economic activity - males**

	Persons	
	Slyne-with-Hest Parish	
	count	%
All usual residents aged 16 to 74	1,075	100.0
Economically active	724	67.3
In employment	686	63.8
Employee: Part-time	55	5.1
Employee: Full-time	435	40.5
Self-employed	196	18.2
Unemployed	18	1.7
Full-time student	20	1.9
Economically Inactive	351	32.7
Retired	257	23.9
Student (including full-time students)	60	5.6
Looking after home or family	5	0.5
Long-term sick or disabled	20	1.9
Other	9	0.8
Unemployed: Age 16 to 24	5	0.5
Unemployed: Age 50 to 74	7	0.7
Unemployed: Never worked	3	0.3
Long-term unemployed	6	0.6

In order to protect against disclosure of personal information, records have been swapped between different geographic areas. Some counts will be affected, particularly small counts at the lowest geographies

Source: ONS - 2011 Census (KS602EW)

B17

Economic activity - females

	Persons	
	Slyne-with-Hest Parish	
	count	%
All usual residents aged 16 to 74	1,138	100.0
Economically active	689	60.5
In employment	639	56.2
Employee: Part-time	269	23.6
Employee: Full-time	288	25.3
Self-employed	82	7.2
Unemployed	20	1.8
Full-time student	30	2.6
Economically Inactive	449	39.5
Retired	304	26.7
Student (including full-time students)	62	5.4
Looking after home or family	50	4.4
Long-term sick or disabled	12	1.1
Other	21	1.8
Unemployed: Age 16 to 24	6	0.5
Unemployed: Age 50 to 74	7	0.6
Unemployed: Never worked	0	0.0
Long-term unemployed	9	0.8

In order to protect against disclosure of personal information, records have been swapped between different geographic areas. Some counts will be affected, particularly small counts at the lowest geographies

Source: ONS - 2011 Census (KS603EW)

B18

Industry

	Persons	
	Slyne-with-Hest Parish	
	count	%
All usual residents aged 16 to 74 in employment the week before the census	1,368	100.0
A Agriculture, forestry and fishing	13	1.0
B Mining and quarrying	11	0.8
C Manufacturing	71	5.2
D Electricity, gas, steam and air conditioning supply	52	3.8
E Water supply; sewerage, waste management and remediation activities	14	1.0
F Construction	109	8.0
G Wholesale and retail trade; repair of motor vehicles and motor cycles	197	14.4
H Transport and storage	50	3.7
I Accommodation and food service activities	74	5.4
J Information and communication	22	1.6
K Financial and insurance activities	41	3.0
L Real estate activities	23	1.7
M Professional, scientific and technical activities	78	5.7
N Administrative and support service activities	37	2.7
O Public administration and defence; compulsory social security	114	8.3
P Education	181	13.2
Q Human health and social work activities	227	16.6
R, S, T, U Other	54	3.9

In order to protect against disclosure of personal information, records have been swapped between different geographic areas. Some counts will be affected, particularly small counts at the lowest geographies

Source: ONS - 2011 Census (KS605EW)

B19

Occupation

	Persons	
	Slyne-with-Hest Parish	
	count	%
All usual residents aged 16 to 74 in employment the week before the census	1,368	100.0
1. Managers, directors and senior officials	210	15.4
2. Professional occupations	333	24.3
3. Associate professional and technical occupations	169	12.4
4. Administrative and secretarial occupations	171	12.5
5. Skilled trades occupations	140	10.2
6. Caring, leisure and other service occupations	123	9.0
7. Sales and customer service occupations	79	5.8
8. Process plant and machine operatives	75	5.5
9. Elementary occupations	68	5.0

In order to protect against disclosure of personal information, records have been swapped between different geographic areas. Some counts will be affected, particularly small counts at the lowest geographies

Source: ONS - 2011 Census (KS608EW)

B20

Occupation - males

	Persons	
	Slyne-with-Hest Parish	
	count	%
All usual residents aged 16 to 74 in employment the week before the census	702	100.0
1. Managers, directors and senior officials	136	19.4
2. Professional occupations	149	21.2
3. Associate professional and technical occupations	109	15.5
4. Administrative and secretarial occupations	29	4.1
5. Skilled trades occupations	128	18.2
6. Caring, leisure and other service occupations	17	2.4
7. Sales and customer service occupations	34	4.8
8. Process plant and machine operatives	70	10.0
9. Elementary occupations	30	4.3

In order to protect against disclosure of personal information, records have been swapped between different geographic areas. Some counts will be affected, particularly small counts at the lowest geographies

Source: ONS - 2011 Census (KS609EW)

B21

Occupation - females

	Persons	
	Slyne-with-Hest Parish	
	count	%
All usual residents aged 16 to 74 in employment the week before the census	666	100.0
1. Managers, directors and senior officials	74	11.1
2. Professional occupations	184	27.6
3. Associate professional and technical occupations	60	9.0
4. Administrative and secretarial occupations	142	21.3
5. Skilled trades occupations	12	1.8
6. Caring, leisure and other service occupations	106	15.9
7. Sales and customer service occupations	45	6.8
8. Process plant and machine operatives	5	0.8
9. Elementary occupations	38	5.7

In order to protect against disclosure of personal information, records have been swapped between different geographic areas. Some counts will be affected, particularly small counts at the lowest geographies

Source: ONS - 2011 Census (KS610EW)

B22

NS-SeC

	Persons	
	Slyne-with-Hest Parish	
	count	%
All usual residents aged 16 to 74	2,213	100.0
1. Higher managerial, administrative and professional occupations	338	15.3
1.1 Large employers and higher managerial and administrative occupations	83	3.8
1.2 Higher professional occupations	255	11.5
2. Lower managerial, administrative and professional occupations	591	26.7
3. Intermediate occupations	334	15.1
4. Small employers and own account workers	277	12.5
5. Lower supervisory and technical occupations	122	5.5
6. Semi-routine occupations	211	9.5
7. Routine occupations	131	5.9
8. Never worked and long-term unemployed	39	1.8
L14.1 Never worked	24	1.1
L14.2 Long-term unemployed	15	0.7
Not classified	170	7.7
L15 Full-time students	170	7.7
L17 Not classifiable for other reasons	0	0.0

In order to protect against disclosure of personal information, records have been swapped between different geographic areas. Some counts will be affected, particularly small counts at the lowest geographies

Source: ONS - 2011 Census (KS611EW)

C. School Data

Slyne with Hest St Luke's C of E. Primary School 2016/17

Reception	13/31
Year 1	21/35
Year 2	14/36
Year 3	13/35
Year 4	20/28
Year 5	26/35
Year 6	24/35

Head teacher Comments

'As you can see the main message is that numbers do fluctuate a lot with the average being around 20 children from the village each year. September 2017 looks like being a very large village intake with more than 30 applying with a village address - we knew that this year group would be high as pre-school has already had the same spike in numbers. With more movement in properties and some new properties planned within the parish we are working on the fact that numbers will slowly rise but with peaks and troughs as the numbers above show.'

D. Increase in Number of Dwellings in the Parish

2001	1398
2011	1414

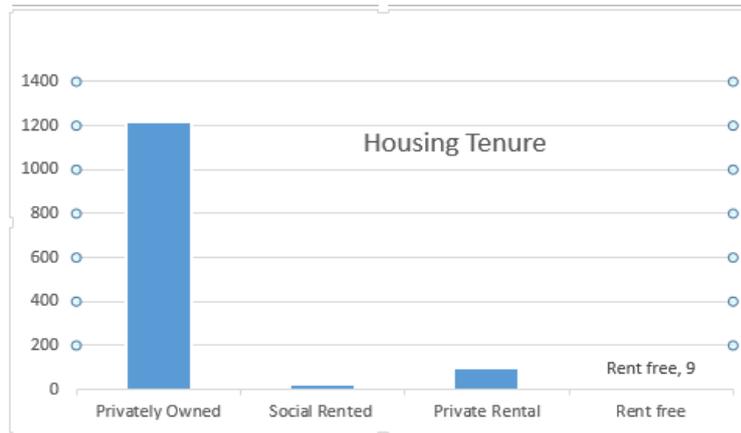
ONS. Values derived by aggregating data supplied using the Neighbourhood Statistics Geography Hierarchy.

2016	1436 (includes additional Planning Permissions (22) Jan 2016)
------	---

This is an increase of 38 over 15 years (2001 to 2016).

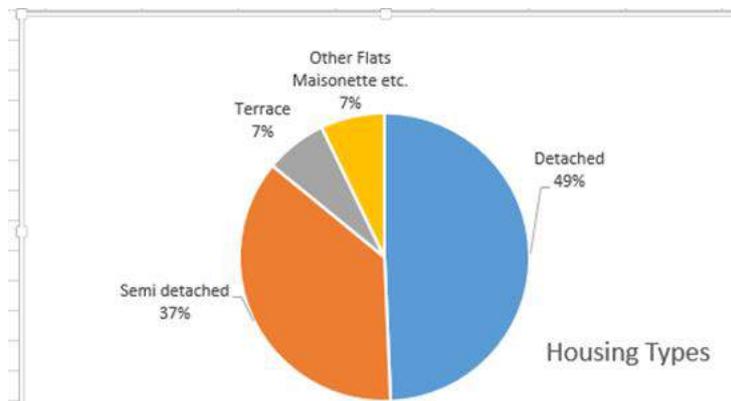
Planning permission has, since 2011, been granted for 22 new properties, not all of these properties have been built, all of these properties have three or more bedrooms, a further 72 homes have been given planning permission to be extended during the same period. (Dec 2016)

E. Housing Tenure



Source ONS 2011 Census

F. Housing types



Source ONS 2011 Census

G. Rural Property

Over the last 25 years 13 Local Farms have been converted in housing and are no longer working farms

6 working farms remain

H. Plot size

The village has a number of properties situated on large plots, since the 2011 census six new properties have been built in such plots, properties have also been demolished to make way for new development.

I. Council Housing Stock

Email from Lancaster City Council Planning Officer regarding Council Housing

On Mon, May 8, 2017 at 2:27 PM, Page, Rachel

Here is some info as requested.

We currently have 18 properties on Manor Road, Lane, Crescent and Close within the top end of Slyne and garage site with 8 garages at Manor Estate Garages. The construction date is listed as 1964. It appears that over half of our original stock within this vicinity has been subject to the Right to Buy, although as some properties were sold over 30 years ago it is difficult to be exact about the figures. We also used to have stock on Main Road (A6) The Council stock that we have located closest to Slyne are in Bolton-Le-Sands & Halton.

We have 5x1 bedroom bungalows, 5 flats (2 x 1 bedrooms & 3 x 2 bedrooms) & 8 x 3 bedroom houses.

As with most areas, we have a shortage of 2 bedroom houses to meet our needs in the stock.

I hope this helps, but let me know if you have any further more specific questions & I will try & assist.

Principal Management Officer, Health & Housing Services
Lancaster City Council

J. CIL Charge

Email from Lancaster City Council Planning Officer re CIL Charge

We will be investigating whether the introduction of a CIL charge is feasible during the course of this year. If a CIL charge is introduced then the Parish Council would be recipient of 15 % of any funds generated. Where there is a Neighbourhood Plan adopted then this is boosted to 25%

K. Village Amenities Maps

Sites of Open Space



© Crown copyright and database rights 2016 Ordnance Survey 100023320.

Key for map for sites of open space value

- A1. Land adjacent Manor Lane/Manor Crescent
 - A2. Land adjacent Manor Lane/Manor Road
 - A3. Land adjacent Church Hall/Shady Lane
 - A4. Land adjacent Shady Lane/Manor Avenue
 - A5. Shady Lane opposite School
 - A6. St Luke's CE School playing field Shady Lane/Hest Bank Lane
 - A7. Triangle - Shady Lane/Manor Lane/Hanging Green Lane
 - A8. Recreation Ground, Hanging Green Lane; Games Area Adventure Playground
 - A9. Rear Memorial Hall, Hanging Green Lane
 - A10. Land fronting Ashworth Drive overlooking the Canal
 - A11. Land junction Peacock Lane/Hest Bank Lane
 - A12. Land to the rear of Rushley Way/Lonsdale Road leading to towpath
 - A13. Coastal strip Bare to Morecambe Lodge (approx. 3 miles)
 - A14. Canal towpath Hammerton Hall Bridge to the rear of Greenacre Park
 - A15. Footpath through Reanes Wood
- Not on map - Footpath through Bottomdale Wood

Sites of Sports, Recreation and Amenity Value



© Crown copyright and database rights 2016 Ordnance Survey 100023320.

Key for map for sites of Sport, Recreation and Amenity Value

- B1. Memorial Hall, Hanging Green Lane, participating users from local community and nearby communities
- B2. Slyne with Hest Tennis Club, Hanging Green Lane; a membership organisation
- B3. Slyne with Hest Bowling Club, Hanging Green Lane; a membership organisation
- B4. Recreation Ground, Hanging Green Lane; an area of open space and woodland with some facilities
- B5. St Luke's Church & Church Hall, Manor Lane/Shady Lane; buildings for Christian worship and community activities
- B6. Christadelphian Meeting House, Slyne Road A6; a building for worship
- B7. Brethren Meeting House, Slyne Road A6; a building for worship and communal activities
- B8. Slyne Lodge Hotel, Slyne Road A6; pub, conference, meeting and restaurant. Rooms and weddings
- B9. The Keys Hotel, Slyne Road A6; pub, conference, meeting and restaurant.
- B10. Hest Bank Hotel, Hest Bank Lane; an historic pub, meetings and restaurant
- B11. Slyne with Hest Football Club (pitches and club house) and Bottomdale Wood, Bottomdale Road;
- B12. Lancaster Canal (village location) Bridge No. 116 to Bridge No. 119; towpath and water course used for recreation and tourism
- B13. VVV Sports & Leisure Club off A5105; a private/sports facilities with membership (now closed, now being used as a temporary dog grooming and cafe)
- B14. Scout Hut, off Hanging Green Lane behind the Memorial Hall; a building incorporating, Brownies, Rainbows, Scouts, Cubs, Beavers and Venture Scouts

L. Usage from Memorial Hall, link to Examiners Report for Charity Commission

http://apps.charitycommission.gov.uk/Accounts/Ends66/0001086566_AC_20170331_E_C.pdf

M. SWOT Analysis of Slyne with Hest Main Communal & Recreational Facilities

St Luke's Church incorporating the Church of England and United Reformed Churches (SWOT completed by a Church Member)	
<p><u>Strengths;</u></p> <p>Worship space for Anglican and United Reformed congregations. Identifiable Christian presence in the village. Some like the style of the building. Well located in the village.</p>	<p><u>Weaknesses;</u></p> <p>Poor heating in winter given age of many in congregation. Controls on the building make changes difficult/impossible. Slippery paths. High maintenance costs. Parking limited and no pavements to front of church.</p>
<p><u>Opportunities;</u></p> <p>Provision of Baptisms, Marriages and Funerals. Village profiles enhanced by presence of a church.</p>	<p><u>Threats;</u></p> <p>Costs could put the church at risk. The building is being damaged by protected trees. Parking limited and no pavements to front of church.</p>

St Luke's Church Hall adjacent to St Luke's Church managed by a Trust (SWOT completed by a Church Member)	
<p><u>Strengths;</u></p> <p>Local hall for Sunday school and extended church activities. Centre for outreach activities. Well sited in the middle of the village. Planning for a new hall is underway. Base for only youth club in village.</p>	<p><u>Weaknesses;</u></p> <p>State of the hall very poor. Activities have ended or transferred due to this.</p>
<p><u>Opportunities;</u></p> <p>Hall available to hire by the community. Church organised functions available in the hall. Table tennis club, German class and dance group use as a regular base. A base on the Emergency plan. Has gas stove to provide hot water in power cuts.</p>	<p><u>Threats;</u></p> <p>Hall is in a poor condition with unsuitable toilets and kitchen. Some organisations e.g. Autumn Club closed due to lack of suitable accommodation.</p>

The Memorial Hall on Parish Council land managed by a separate charity (SWOT
--

completed by the Chair & Secretary)

completed by the Chair & Secretary)	
<p><u>Strengths;</u></p> <p>Three different sized rooms available. Well used, clean and warm. Facilities for the disabled. Well maintained internally and external grounds. Onsite parking. Community Coffee morning held every month</p>	<p><u>Weaknesses;</u></p> <p>Lack of volunteers to run the hall. Limited parking when large events are held</p>
<p><u>Opportunities;</u></p> <p>More enquiries about use of the hall for a range of activities. To work alongside churches with new hall. Community involvement.</p>	<p><u>Threats;</u></p> <p>Building of new church hall.</p>

The Tennis Club @ The Recreation Ground - on Parish Council land managed by a committee

The Tennis Club @ The Recreation Ground - on Parish Council land managed by a committee	
<p><u>Strengths;</u></p> <p>Very active club with high village participation and mixed age range and abilities. Has expansion plans. They compete at a high level. Facilities are good with club house and floodlights.</p>	<p><u>Weaknesses;</u></p> <p>Not enough space, limited expansion Opportunities; at present. Susceptible to flooding. No dedicated parking, must use Memorial Hall car park.</p>
<p><u>Opportunities;</u></p> <p>Expansion to hard playing area to facilitate wheelchair tennis and more matches can be played during competition</p>	<p><u>Threats;</u></p> <p>Slyne with Hest Parish Council would like hard court area to be multi use games area. Occasional vandalism and security issues. Flooding needs to be sorted at the Rec.</p>

The Bowling Club @ The Recreation Ground - on Parish Council land managed by a committee

The Bowling Club @ The Recreation Ground - on Parish Council land managed by a committee	
<p><u>Strengths;</u></p> <p>Open to whole village, over 80 members. Good green, well kept, good clubhouse. Well run by committee. Majority of players are local. In Winter clubhouse used by Bridge Club.</p>	<p><u>Weaknesses;</u></p> <p>Club house requires a new roof; facilities need updating or refurb. No facilities for disabled bowlers.</p>

<u>Opportunities;</u> Could accommodate more local members and improve age range	<u>Threats;</u> Vandalism and theft in the past. No parking for players, except on road.
---	---

The Scout & Guide Hut behind The Memorial Hall - on Parish Council land managed by a committee	
<u>Strengths;</u> Good location in centre of village and next to open space. Scouts, Brownies, Beavers, Cubs, Rainbows and Venture Scouts operate from the Hut. Solely used by young people and leaders.	<u>Weaknesses;</u> Hut well past its sell by date. Roof needs to be replaced. Rest of structure condition is poor. Limited committee to run the hut. Leaders from out of area? Lack of finance. Kitchen, toilets are adequate, poor storage? Access vis route through play area.
<u>Opportunities;</u> Development into multi use facility/area. Linked to Memorial Hall?	<u>Threats;</u> Could be condemned. Lack of involvement of parents. Administration arrangement isn't working?

The Recreation Ground off Hanging Green Lane/Manor Lane- owned and managed by Slyne with Hest Parish Council	
<u>Strengths;</u> Adventure playground well used. Boardwalk provides access. In centre of Parish. Surrounded by trees, offers protection from houses and road. Available for all to use without charge. It is a multi-use area for all ages. Paths provide access. Natural areas and woodland are attractive.	<u>Weaknesses;</u> Area prone to flooding, recent drainage has exacerbated problem. No parking, must use Memorial Hall car park. Zip wire incorrectly located. Pond area underused. Equipment needs replacing?
<u>Opportunities;</u> PC are attempting to sort the problem of incorrectly installed drains and have funds available. Could increase access to woodland with paths through. More nature features.	<u>Threats;</u> Building behind Kirkland's could make flooding worse; run off from hard standing. Beck/drains aren't adequate? Land behind currently fields if built on could make flooding worse?

The Shore Area over Railway Level Crossing - on land managed by Slyne with Hest Parish Council
--

<p><u>Strengths;</u></p> <p>Beautiful open location. Unrivalled views across bay and out to sea. Free parking. Café. Start of cross bay walks. Used extensively by locals and tourists for car parking, walking, bird watching and play.</p> <p>Numerous status for wildlife and marine value. Tree planting and grass care by PC to in increase vegetation. Litter bins emptied regularly.</p>	<p><u>Weaknesses;</u></p> <p>No toilets. Access road across rail level crossing and shared with houses. Road isn't adopted (rough) and floods in parts. No cross bay walks anymore.</p>
<p><u>Opportunities;</u></p> <p>More picnic benches. Viewing platform for bird watching?</p>	<p><u>Threats;</u></p> <p>Building on land adjacent to café and elsewhere on shore would affect aspect. Litter and overnight parking. Extraction of shellfish and access to cockle beds by commercial fishing.</p>

Slyne with Hest Football Club @ Bottomdale - managed by a committee

<p><u>Strengths;</u></p> <p>Good pitch well looked after. Club house and changing facilities. Play at a high level in District league. Junior and senior teams.</p>	<p><u>Weaknesses;</u></p> <p>Susceptible to flooding. A footpath runs through pitch. Limited parking. Out of village. Inadequate training area. Limited local use.</p>
<p><u>Opportunities;</u></p> <p>Extend? Shared car park with cemetery.</p>	<p><u>Threats;</u></p> <p>On a busy narrow road. Management aren't local</p>

The Open Space, former Play Area on Manor Road- owned by Lancaster City Council

<p><u>Strengths;</u></p> <p>Open green space near lots of houses and two shops.</p>	<p><u>Weaknesses;</u></p> <p>Owned by Lancaster City Council who removed play equipment. Near a busy road. Used by dog walkers. Near houses. Slightly in disrepair.</p>
<p><u>Opportunities;</u></p> <p>PC rent from LCC and install new equipment for very young children and repair fences.</p>	<p><u>Threats;</u></p> <p>Neighbour nuisance. LCC won't rent to PC (overcome?) Potential vandalism.</p>

The Canal Corridor through Hest Bank - managed by The Canals & Rivers Trust

Strengths;

Open countryside and views across the Bay. Great level walking access to countryside and Lancaster. Traffic free. Wildlife habitats. Used for fishing and narrowboats, canoeing, cycling and jogging. Industrial heritage. Listed bridges and adapted towpath now surfaced for locals and tourists to use.

Weaknesses;

Dog poo and litter. Overgrown and little used picnic area. Few litter bins. Toilet facilities knocked down. Surface is deteriorating in places. Conflict between users of towpath; cyclists and walkers.

Opportunities;

More facilities for recreation, BBQ's? Increase access to water, row boat hire? More community use, water festival? Increase water traffic.

Threats;

Managed by Canals & Rivers Trust which is a charity. Damage to bridges by HGV's. Sunken boats.

N. House Prices and Housing Need

Information provided by Lancaster City Council

I would suggest that the figure of 9 per year does indicate a high level of affordable need for the sub area Bolton-with-Slyne and is the difference essentially between the level of affordable housing available and that required i.e. the imbalance. However, as with the district level figure of an imbalance of 376 per year, there is not an expectation that this will be met in full, indeed it may well be impossible, given that such a figure would require delivery of 30 homes a year in the sub area (with an anticipated delivery of 30% of all new homes being affordable on market led residential schemes), the same goes for the district level which would require delivery of 1253 homes per annum, note with regards our own housing requirement we have proposed a figure of 522 a year, which with delivery of 30% affordable housing may hypothetically only result in 157 affordable homes per annum or 42% of the annual imbalance figure (and likely to be less when taking account of considerations such as viability). Recent case practice in courts of law have found that planning authorities in plan making should not be required to meet their affordable need in full as this would be unachievable.

Therefore whilst I would suggest that delivery of affordable housing through market led residential development is crucial in the Slyne with Hest Neighbourhood Plan area, I would take the figure as an indicator of need not an absolute particularly in the context of physical constraints to delivery of overall housing within the sub area i.e. green belt representing a significant constraint to housing delivery. Nevertheless where suitable residential development opportunities are available/do come forward it will be important that they incorporate affordable housing.

The question re the aspirations has come from the survey, please find attached survey for reference, which is 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). I would suggest from this that the study suggests that the need is greatest for smaller properties and bungalows (apartments whilst the suggestion of demand is there may be difficult to deliver in the area).

Lancaster City Council H C, Planning Officer.

Property Prices

1. The simple average house price in Lancaster District (B) is currently £192,500 (based on sales and valuations over the last 3 months), compared to a regional average of £204,900

The lower quartile house price in Lancaster District (B) is currently £126,700 (based on sales and valuations over the last 3 months), compared to a regional average of £117,700.

2. The number of bedrooms is a key determinant of price, current average prices in Lancaster District (B) by bedrooms count and property type are as follows;

1 bedroom flat - £88,300

2 bedroom flat - £100,300

2 bedroom house - £138,000

3 bedroom house - £176,200

4 bedroom house - £280,800

3. The average price of a new build flat in Lancaster District (B) is currently £185,700, compared to a regional average of £162,600

4. The average price of a new build house in Lancaster District (B) is currently £274,200, compared to a regional average of £257,300

5. In Bolton & Slyne Ward the number of bedrooms is a key determinant of price, current average prices in Bolton & Slyne Ward by bedrooms count and property type are as follows;

1 bedroom flat - £83,500

2 bedroom flat - £125,400

2 bedroom house - £183,300

3 bedroom house - £207,100

4 bedroom house - £322,400

6. The average price of a new build flat in Bolton & Slyne Ward is currently £243,500, compared to a regional average of £162,600

3. Overall Average Property Prices

Lancaster District

Price per square metre

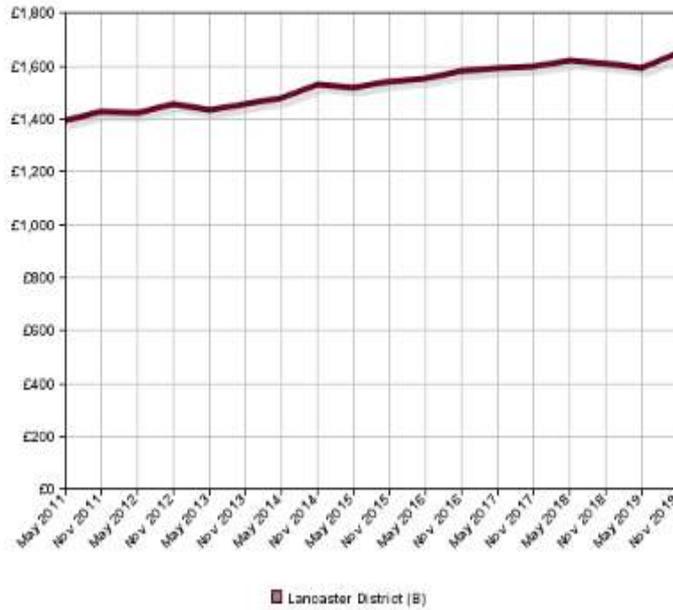


Figure 1. Average Property Prices Lancaster District

Bolton and Slyne ward

Price per square metre

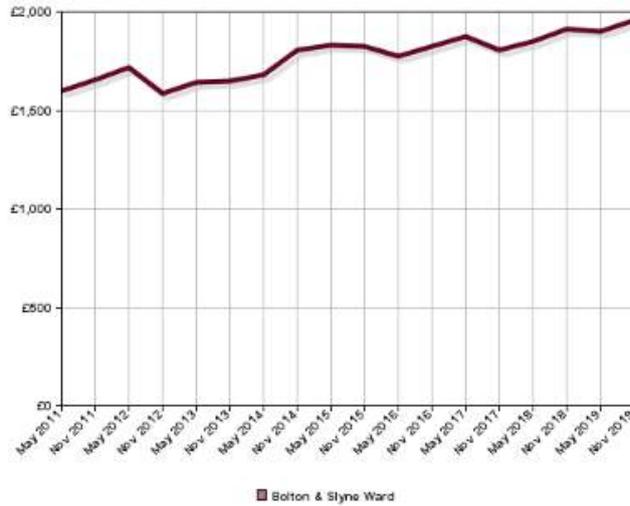


Figure 2. Average Property Prices Bolton with Slyne Ward

6. Average House Value of Villages in the Bolton with Slyne Ward¹

¹ Source Feb 2020 Home track

Parish Villages

Slyne	254.144
Hest Bank	346.755
Bolton le Sands	251.447

Additional Data relating to Housing Cost in the Local Area

Source Lancaster City Council

Lancaster District

- Summary >
 - House price to earning ratio - **5.9:1**
 - Lower quartile price to earning ratio - **6:1**
 - House price to income ratio - **5:1**
 - Lower quartile house price to income ratio - **7:1**
- The house price to earnings ratio in **Lancaster District (B)** is currently **5.9:1** based on data from the latest Annual Survey of Hours and Earnings and sales and valuations over the last **12** months. The regional house price to earnings is **5.9:1**
- The lower quartile house price to earnings ratio in **Lancaster District (B)** is currently **6:1** based on data from the latest Annual Survey of Hours and Earnings and sales and valuations over the last **12** months. The regional house price to earnings is **5.9:1**
- Earnings data relates to a single person in full time employment. The majority of households have more than one earner. Affordability in **Lancaster District (B)** based on household disposable incomes is **5:1**, compared to a regional ratio of **5.8:1**. The lower quartile house price to income ratio in **Lancaster District (B)** is **7:1**
- The cost of renting an average 2 bed property in **Lancaster District (B)** is **£126**.

Bolton & Slyne Ward

- Earnings data relates to a single person in full time employment. The majority of households have more than one earner. Affordability in **Bolton & Slyne Ward** based on household disposable incomes is **6:1**, compared to a regional ratio of **5.8:1**. The lower quartile house price to income ratio in **Bolton & Slyne Ward** is **8:1**

The cost of renting an average 2 bed property in **Bolton & Slyne Ward** is **£138**.

SUMMARY REPORT
STAGE ONE CONSULTATION
WORKING DOCUMENT
April to August 2016



Pictures of the Consultation Event at the Community Coffee Morning 4 June 2016

SUMMARY REPORT OF STAGE ONE CONSULTATION FINDINGS (WORKING DRAFT)

May to August 2016

The aim of the Stage One Consultation was to

A) To identify the issues and aspirations of the local community that will inform the development of the Vision and Objectives for Slyne with Hest's Parish Neighbourhood Plan, this was achieved by:

- An initial scoping exercise held at the village's monthly open access coffee morning in April 2016. The event on average attracts 50 people and is hosted each month by a different local group. The one attended was hosted by the Urban Saints Youth group. Community members attending the group were asked the following questions
 1. What did they like about living in the Parish?
 2. What would they like to see in Slyne with Hest?
- The Steering Group, (which consisted of local volunteers, members of the Parish Council, all of whom had involvement within the local community) used the above information, plus concerns that regularly came up with the Parish Council and steering group members own experiences to identify what should be considered as key elements in the development of the Slyne with Hest Neighbourhood Plan. Four broad areas were identified and became the areas for further consultation and consideration by the community.

They were:

Control of the Built Environment,

Care of the Natural Environment,

Maintaining a Vibrant and Diverse Community

Management of Economic Developments.

B) To consult the widest number of individuals/groups from the Parish thus representing the diverse nature of the local population, this was achieved by:

- The distribution of 500 Stage One Consultation booklets, which provided the opportunity for community members who had not *voted* in groups to give feedback of their chosen priorities via email or letter, These booklets were available from local shops and other key locations in the village, including St Luke's Primary School, (500 = 38% of all Parish households)
- Providing 9 consultation events in various venues that allowed members of the community to choose their priorities and have their say.
- Members of the local community being part of the steering group.
- Questionnaire to the thirty *visible* local businesses.

C) To raise awareness within the community of the consultation process at a local level, this was achieved by:

All of the above plus

- Developing a specific Logo which was used on all publications and clearly identified the local nature of the consultation.
- Word of mouth by Steering Group Members
- Sending letters to local group offering them the opportunity to host a consultation event.
- Article provided for two local email groups, Green belt Action Group and Save the Villages Action Group
- Local Press

D) Provide information to the local community about the National Neighbourhood Planning process, this was achieved by:

- Having a specific Neighbourhood Planning page on the village web site
- Having a Slyne with Hest Neighbourhood Planning Face book page which during the consultation period was accessed by 103 people
- Being included in the Parish Newsletter, print run of 350
- Having relevant information at 9 Consultation Events
- Having relevant information included in 500 Stage One Consultation Booklets
- Information being given as keys facts on 100 flyers placed around the Parish and local shops.
- Information being provided to and published in the local press.
- Letter and questionnaires to 30 local businesses.

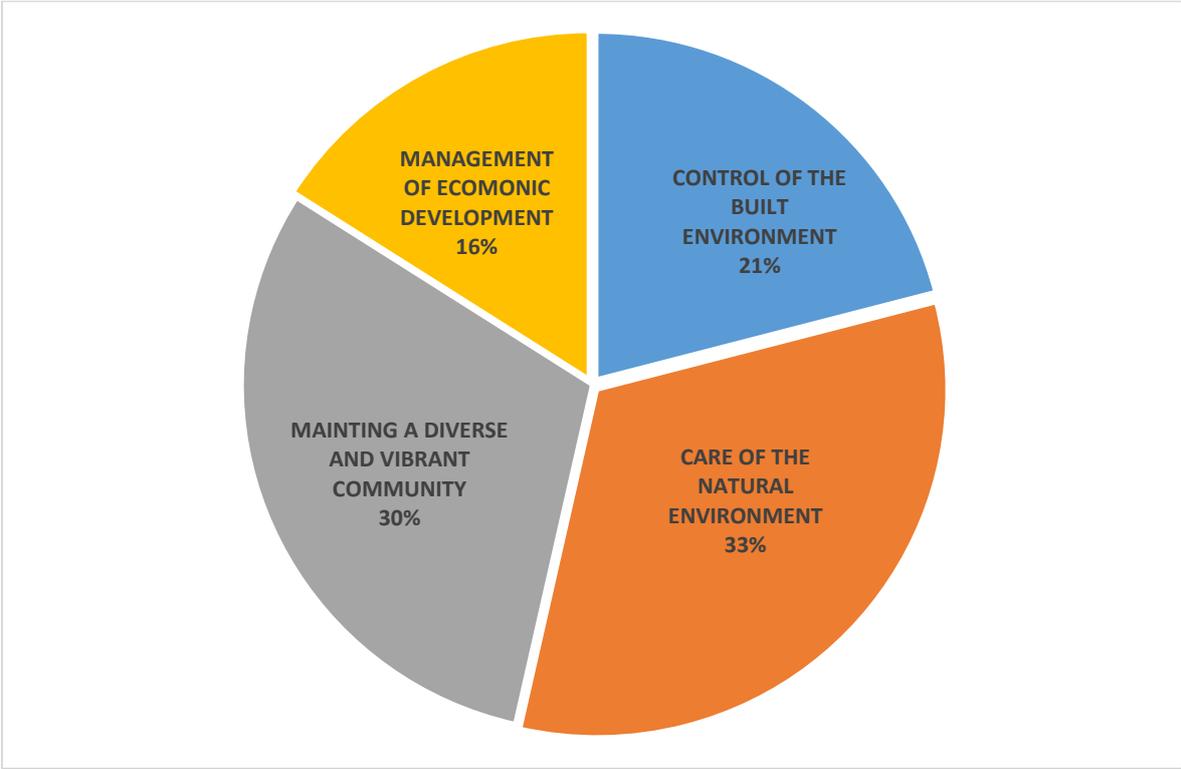
The Consultation Methods

The methods used for members of the community to record their priorities were as follows:

1. Groups

- Steering Group members attended 9 groups with a display outlining the selected priorities, community members were asked to select three out of the four areas which they thought should become priorities within the plan
- Blank cards were available to complete for any issues not covered by the identified priorities
- An informal talk was given to the local Brownie Pack with voting as above

The Results from the Voting in the Groups.



Total number of Votes cast 482
Total number of Individuals 160

Groups Visited with the Display

Coffee Mornings, - Scoping exercise 2 May 2016 and Consultation 4 June 2016
Open access group including, children, teenagers, retired people and family groups

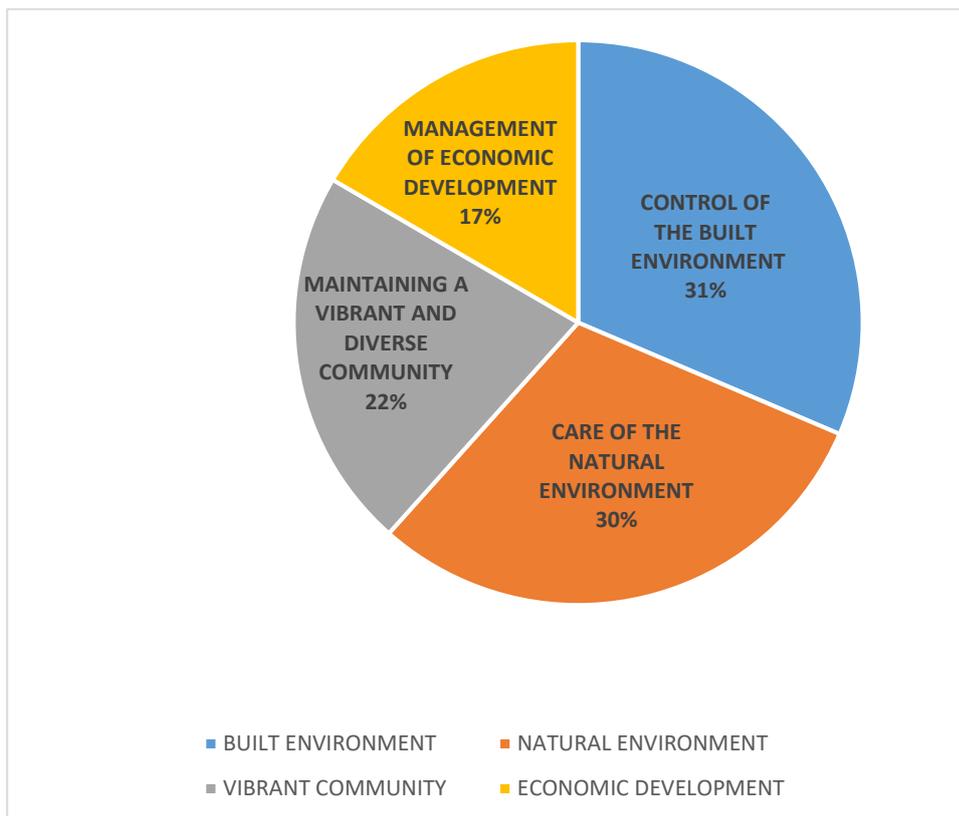
May Fair Open group, 20 May 2016 - Including parents, carers, grandparents, children, teaching staff

Toddler Group, 6 July 2016 - Parents/carers of preschool children
 Tennis Club, 16 August 2016 - Open event attended by families and people of all age, some who use the facilities and live elsewhere.
 Memorial Hall Equipment Fund, 22 July 2016 - Retired people mix of residents and non-residents
 Outside Londis Supermarket, 21 August 2016 - Open event, age range between and 10 and 85
 Brownies 4 July 2016
 Over Sixties Club, 1 August 2016.

- **Individual Responses**

Priorities could also be selected via letter or email using the information provided in the booklet, flyer and letter. This method was measured by ranking the 4 options in order of preference, as well as providing an opportunity for respondents to raise new priorities concerns/aspirations.

Results of Responses via email and post (by % of total Votes)



The total number of individuals who voted via email or letter was 31.

COMMENTS RECEIVED DURING THE CONSULTATION

WHAT WE LIKE ABOUT THE PARISH

From the Original Scoping Exercise

The canal X 2. Peaceful environment, Community spirit, guides, leafy green spaces, the green pockets of land, Londis x 3, Village Hall, well maintained public areas, the tennis courts, the shore/beach, the community centre x 2, the bowling green, fantastic foody pubs friendly good pub, pharmacy x 3, the village ambiance, handy for motorway, Urban Saints – great for young folk, the Church Youth group, friends, safe walks in green spaces, the Green Belt

From Brownies

Rec needs wild life area and woodland, use of school field/ facilities, its safe, no crime, clubs, Street Dance, canal bridges, organised = countryside and houses well spread-out, the pub, Happy Mount Park.

NEW ISSUES/ASPIRATIONS/COMMENTS FROM GROUPS, EMAIL AND LETTERS

132 Additional Comments where received

The follow have been loosely themed. (Not definitive)
RECREATION GROUND *
Long grass on rec.
Rec needs wild life area and woodland
More play facilities, reinstate at the top of Manor Lane/Manor Road
Play area/sort out the rec. (reinstate play equipment by the chemist)
Play area/sort out the rec. (reinstate play equipment by the chemist)
Play area/sort out the rec. (reinstate play equipment by the chemist)
Play area/sort out the rec. (reinstate play equipment by the chemist)
More facilities for young families like children's play area which needs upgrading.
Children's play area
Children's play Area
Playgrounds
Playgrounds
Playgrounds
Water Park
Water Park
More things for kids
Better playground and picnic area in Slyne a cafe in Slyne of picnic area
Better equipment at the park
Better play area for children
Draining the playing field

Draining the playing field
State of the Playground!
Play area for all ages on rec site with café to attract people from outside the area.
ROADS AND TRANSPORT
Parking outside school
Parking outside school
Traffic Speeding, parking on pavements. Hest Bank Lane Garage parking on Road Dangerous/access difficult Accident waiting to happen
Parking in busy parts of the village
People parking outside school
Footpaths not safe
Speed limit for bikes and go slow signs
Mud on Road
Boardwalk on rec
Towpath narrow for bike and walkers
Narrow pavements with no view
Public transport (local transport continued bus, train at Hest Bank)
People parking outside school
Keep last bus from Lancaster (11.05pm)
Maintain bus services
Maintain bus services
Management of speed of cars/lack of pavements/Hest Bank Lane unsafe
Bus shelter at Greenacre Park bus stop
Better bus shelters e.g. on Manor Lane for buses to Lancaster
Traffic and parking is already a problem re road safety, extra houses will only make this worse Provide parking for the community facilities in the centre of the village
Better footpath – instead of white line markings on Hest Bank Lane (near the new houses)
Put 'No HGV' signs up at both ends of Hatlex Lane
New road has introduced a hill for cyclists
When it comes to repairs, don't forget Bottomdale Road
Continue to have a bus service so people can work. Bare has a railway station why not Hest Bank. Support the bus service in the evenings as they are used by all ages and so people can travel to work
The canal is now part of the recognized Bay Cycle Way, cyclist should be encouraged to visit the shores as a point to refresh and enjoy the area
Maintain public footpaths, sign them well so people feel they can use them
Support for residents who are affected by parking which causes road safety issues and inconvenience.
HOUSING AND BUILDING
New affordable houses for the next generation of locals, where! Maintain character of old houses
Certain control is needed but new houses for the next generation are needed
I do not want a lot of new development.

Need for Social Housing
New developments will increase the road safety risks for the elderly, disabled and infants, who have moved to the area as they believed it to be safe.
Housing for all
We need affordable housing not huge expensive ones.
Building must take place on brownfield sites where ever possible
Affordable Housing to rent as well as buy
Stop people demolishing good houses to build ridiculous 'out of place' establishments!
There are plenty of Brown Field sites that can be regenerated in surrounding places, towns for business and housing
Avoid link ups to adjacent villages/communities
The shore must be protected, Important amenity
Pursue empty residences in the village
The link road has spoiled the natural environment
There is nowhere much to build new houses without spoiling the environment for existing residents
Develop an identity for the parish unique from Morecambe and Lancaster
Any infilling should be appropriate to its surroundings
More houses yes but a controlled number and built intelligently include affordable homes for younger people
NATURAL ENVIRONMENT
With building of the link road so many trees and hedgerows, wild life corridors etc. have been lost and there are plans to plant trees but they take time and oxygenate the area and will not come into effect for some considerable time 15 years
Keep the Green Belt
Maintaining the green belt is essential
The wildlife needs space, trees, hedgerows and humans need the lung of air from the trees in the fields
More trees planted & hedges replaced
Better use of greens in Slyne, more playgrounds for smaller kids
There are a lot of young families and elderly in the village, It would be lovely to have a cafe and more facilities, like Bolton le sands and Halton
The café on the shore does a great job and I notice people meet there.
Preserving the green belt is essential
Further improvements to the shore line
Maintain all ancient woodland and trees
An environment group should be started to promote HB unique natural assets and engage other agencies
Tide timetable
SPORTS AND RECREATION
Sports and recreation facilities
3rd court at Tennis club
Tennis Club
Tennis Club

CHURCHES
A thriving Church
A village Church which is spiritual
A good Church
Modern renovations to Church Hall
MEMORIAL HALL
Maybe a better outside play area for toddlers or Memorial Hall safe for kids to play in
Another hall, that is warm and clean, for use of the village people
Better use of Memorial Hall and the grass around it
The Preschool Provide an essential service and the need better facilities and a bigger outdoor area.
Improvements to the Memorial Hall to bring it in line with other villages
Without a vibrant and diverse community there is no heart in the village so village clubs, school, Community Hall, village events should be supported
Extend the Memorial Hall
MISCELLANEOUS
Urban Saints group would love to be more involved in community projects
I would like it to retain its own identity. no merging with adjacent towns and villages
Carbon neutral village
Keep the village as perfect as it is. Please don't expand
Flooding issues
More Schools needed
Regular – weekly coffee mornings
Economic identity
Technically the historic village extends beyond the beach and has a wide hinterland
Have a vibrant positive update to village online.
Other villages have 'New to the community packs" which is delivered when a resident changes
The village should know of the resources and support them
We are surrounded by farming businesses and need to support them
Support the local leisure facilities the 3 main eating places, VVV etc.
Support local Business
Also we have Shops, Chemist, Dentist that need to be supported by the community and electricians which serve our community
The greatest asset is the shore for its wildlife and tourism more could be done like nature events to attract people.
A designated campervan site on the shore would bring income to the village.
Keep local area served with comprehensive local businesses and amenities
More control over inappropriate expansion of existing businesses in the village.
It is not a village which should have major business but the present one should be encouraged to thrive

The possibility of low level noise nuisance from the new road impacting on the ambience of the village
More could be done to reduce isolation of the elderly, ill members of the community, work with other agencies like age concern perhaps a car pool or telephone calls to those who are isolated
There is a need for allotments in the village

*The Parish Council is currently in the process reviewing the facilities offered in the recreation ground.

2. Business Questionnaire

The Business Questionnaire and flyer were posted (with SAE for reply) to the thirty businesses who had a visible presence in the village. There were only 4 replies (13% return)

The Village Newsletter made an appeal for other business who were not easily identifiable to contact the Steering Group so they too could be part of the consultation process. No responses were received.

The following questions (with the responses) were asked in the Questionnaire.

What are the positives about your business being based with-in the Parish?

Responses No Positives
Nice Clientele
Friendly Community
Peaceful and attractive location
Good staff from area
New link road

What constraints are there on your business by being based with-in the Parish?

Responses Access to customers
Visibility to Customers
Lack of Development Opportunities
Limited footfall
Not the largest of markets
Expensive Housing

What facilities/services do you wish were provided locally that would contribute to business life in the Parish?

Responses Networking possibilities

Faster Internet
Office and Retail/Light Industry Space
More shops on Manor Road would provide more footfall
More community based events
More family events
Small industrial hi-tech units

What developments in the village over the next 10 to 20 years would help your business grow?

Responses Better Broadband Speed
Need for Parking
Increase population living in the Parish
Not Sure
Greater population
More housing with related infrastructure

Are you able to access sufficient workspace premises or opportunities to grow your business?

Yes 0 No 2 Not stated 0

Responses Struggling to expand premises with planning and tenant's rights
Not Sure
There is no workspace available
Need some small industrial units to have service and hi-tech businesses

Have you any other comments or concerns about economic development within the Parish over the next 10 to 20 years

Responses Need to be more proactive with development
No
Parking
Speed on the main road
Lack of employment for populous

The following business related comments were contributed by other members of the community during the consultation period. (Included in previous table)

The village should know of the resources and support them
We are surrounded by farming businesses and need to support them
Support the local leisure facilities the 3 main eating places, VVV etc.
Support local Business
Also we have Shops, Chemist, Dentist that need to be supported by the community and electricians which serve our community
The greatest asset is the shore for its wildlife and tourism more could be done like nature events to attract people.
A designated campervan site on the shore would bring income to the village.
Keep local area served with comprehensive local businesses and amenities
More control over inappropriate expansion of existing businesses in the village.
It is not a village which should have major business but the present one should be encouraged to thrive

Overview of the two Community Feedback Exercises

A total of 191 Individuals responded to the two General Community Consultations, this represents 6% of the parish population as a whole.

Total population	3200
Age Profile	0-4 4%
	5-15 10%
	16-64 55%
	65+ 31%

ONS 2011 Diocese Parish Census data

Feedback from the respondents indicates there is clearly high level of support for three of the Priorities originally identified at the scoping exercise.

Ranking of the Priorities

Priority	Feedback given in Groups		Feedback via email and letter	
	%	Ranked	%	Ranked
1. Control of the Built Environment	21%	3	31%	1
2. Caring for the Natural Environment	33%	1	30%	2
3. Maintaining a Diverse and Vibrant Community	30%	2	22%	3
4. Management of Economic Development	16%	4	17%	4

Priorities 1, 2, 3, were, over the two exercises, the most popular, with no one priority dominating the consultation. Priority 4. Management of Economic Development clearly came lowest in both consultation exercises

Business Consultation

Although a very limited response from businesses the one issue which emerged in the consultation where the need for increased 'footfall or access to population', more work space

Aspirations and Comments Exercise.

The 132 Aspirations and Comments received will help inform the Vision, Objectives and Policy Development

This exercise identified addition priorities not covered by the original four priorities,

1. Road Safety, transport, safety, parking with-in the village. 32 comments
2. The use of the Memorial Hall and the Recreational Ground. 30 comments

Draft Conclusion drawn from Stage One Consultation.

The Aim and Objectives of the Stage One Consultation has been achieved, the process involved a wide range of the community members, it offered various types of community engagement and raised awareness of how to become involved, it publicised the Neighbourhood Planning process and how it fits both at a local and national level. It offered opportunities to "vote" for priorities to be included in the plan. This provided an overview of what the community wished to be included in any Neighbourhood Plan for the Parish of Slyne with Hest and gave a strong framework to develop a clear Vision and Objectives, which will lead to a further whole community consultation in Stage Two, resulting in the policy development for the final plan, which again will go to whole community consultation.

The additional new issues identified will also be considered in more detail in the policy development process

1. Road Safety, transport, safety, parking with-in the village. 32 comments
2. The use of the Memorial Hall and the Recreational Ground. 30 comments

Issues which do not directly fall into the remit of the Neighbourhood Plan will either be forwarded to the appropriate agency or included in the plan as an annexe.

The steering group feels it now has sufficient information to move to stage two and write the Vision and Objectives for the plan.

The Vision and Objectives will be based on

- Caring for the Natural Environment,
- Maintaining a Diverse and Viable Community.
- Control of the Built Environment
- Protect the Historic and Heritage Assets of the Parish
- Planning Impact of the Local Business

Interim Feedback to visitors at the Monthly Coffee Morning 6th August 2016





SUMMARY REPORT
STAGE TWO CONSULTATION and
ANALYSIS
September 2016 to December 2017



SUMMARY REPORT OF STAGE TWO CONSULTATION FINDINGS September 2016 to December 2017

The aim of the Stage Two Consultation was

A) To continue the work done to identify the issues and aspirations of the local community which informed the development of the Vision and Objectives for Slyne with Hest's Parish Neighbourhood Plan Showing with the Vision and Objectives this was achieved by:

1. Reviewing all evidence from the Stage One Consultation
2. Producing a statement of the Vision and Objectives
3. Organising the printing of an A5 card with the Vision and Objectives
4. Hand delivering the card to every household in Slyne with Hest Civil Parish



Historic Village
SLYNE-WITH-HEST
neighbourhood plan

October 2016

Dear resident,

The Neighbourhood Plan group have listened to over 200 local people and prepared the following vision and objectives to guide land use in our Parish over the next 20-30 years. Items that fall outside of a neighbourhood plan's scope have been passed to the Parish Council for consideration and action. We will now begin work on expanding the vision and objectives to policies and a full Neighbourhood Plan. All residents will have the chance to vote on the final document in 2017.

VISION

The Historic village 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.

OBJECTIVES

- 1) To ensure any new development is sensitive to the character of the Parish, is of high quality, truly 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 village.
- 4) To preserve, enhance and improve the natural environment and maintain access for all.
- 5) To preserve and protect 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 village ensuring they are appropriate to the needs and requirements of all who reside in or visit the Parish, and make the village a safer place to walk and cycle.

For more information visit:
www.slyne-with-hest.org.uk

Contact us by email at:
neighbourhood-plan@slyne-with-hest.org.uk

B) To continue to consult the widest number of individuals/groups of the Parish thus representing the diverse nature of the population. This was achieved by:-

- Carrying out a housing consultation activity at
 1. The Primary School May Fair in May 2017
 2. The Community coffee morning hosted by the Horticultural Society in July 2017



Housing consultation 'wall' exercise at the May Fair 2017.



- Organising a Village Information Day on 7th October 2017 where

1. Maps (provided by Lancaster City Council's planning department) were displayed of all identified possible development sites within the Parish (excluding the strategic development site South of The Bay Gateway)
2. Pens and post-it notes were available to enable all attendees to express their views on the pros and cons of each site
3. Members of the Neighbourhood Plan Steering Group were on hand to discuss the sites and listen to attendees

C) To continue to raise awareness within the community of the consultation process at a local level. This was achieved by:-

- Word of mouth by Steering Group Members
- Advertising Neighbourhood Plan Steering Group meetings in the Community News section of The Lancaster Guardian and on noticeboards around Slyne with Hest inviting all who live or work within the parish to attend
- Articles written by members of the Steering group for the Slyne with Hest quarterly newsletter with a print run of 350
- Encouraging residents to contact the Steering group via a dedicated email address swhneighbourhoodplan@gmail.com and ensuring all emails were acknowledged and answered
- Posting feedback from the Information Day on the Neighbourhood Plan page of the Slyne with Hest webpage



SLYNE WITH HEST NEIGHBOURHOOD PLAN

The following is a collated list of all comments received as part of our information gathering process.

Feedback at Events- this feedback was produced by members of the community as written comments.

Email- comments received via email from people who wished to comment but were unable to attend the event.

Anecdotal Comments are comments made verbally to steering group members at various consultation events

The comments have been extrapolated from emails to fit where possible into the same framework .

October Information Day

Pros	Cons	Objections
<p>Plot 1 Sea View Drive. Land available Green Belt</p>		
<p>Good Site for small bungalows</p> <p>Agree should be bungalows</p> <p>Bungalows only.</p> <p>Suitable for bungalows only so views are not lost for residents.</p> <p>Must be bungalows</p> <p>Bungalows only – if we have to have housing</p> <p>Bungalows only</p> <p>Bungalows only</p> <p>Suitable for small development of bungalows, access needs careful consideration and also views of the canal.</p>	<p>Mostly good ground but small flooded area needs draining</p> <p>Access point needs considering</p> <p>Field gets very boggy</p> <p>Buildings could affect other properties, where will the water go?</p> <p>Close to an area of Scientific Interest.</p> <p>This land is wet and boggy with bad access and will spoil the lives of many people.</p> <p>This would be out of the way but it floods and what about views from existing bungalows/housing</p> <p>Rather boggy will require more networks</p> <p>Very boggy ground with inadequate access</p>	<p>Should be Kept as green Belt</p> <p>Should be kept as green belt, ground floods, facilities will not carry more houses</p> <p>We are against development on this site, there are open views beyond the canal, also part of the green belt</p>
<p>Anecdotal Evidence</p> <p>Land has a 999 year covenant for no building</p> <p>Current sewage /waste water system is already overloaded- this information was given by builder with experience of drainage work in the area</p>		

Sewage is already an issue * Conflicting information about ownership not Fish Estates but Richard Hogarth.		
Pro	Con	Objection
Plot 2 awaiting feedback from land owner not green belt		
Good site for affordable houses close to village centre, needs some drainage. Ideal spot for affordable homes or homes for the over 55's Central Village Site, could be suitable for houses Good site for small houses, maybe starter homes or for those wishing to down size	It's nice to have a green field in the middle of the village, often has horses on. Drainage has been a problem for houses south of this site. Not suitable for building. Low lying and boggy ground therefore not suitable for building	
Anecdotal Evidence		
Pro	Con	Objection
Plot 3. Land between A6 and Hest Bank Lane. Land was identified in SHLAA 2015 as being availed at their last call for sites. Not sure if still available. Green belt		
Pro	Cons Prone to severe flooding which would be aggravated by more building. This land is prone to flooding, why make it	Objection No go for building . I am strongly opposed to any development here

	<p>worse and cause misery to householders.</p> <p>This field flooded significantly at Christmas 2015 with water from the Bottomdale Valley. This was after the drainage works were completed in Hest Bank Lane.</p> <p>Flooding Risk will be increased.</p> <p>Totally unsuitable for anything other than a water Park!</p> <p>Flooding, School already full to bursting.</p> <p>Despite County Councils efforts still subject to flooding.</p> <p>What about flooding</p> <p>Already proven flood risk December 2015</p> <p>Flooding must be sorted out before considered suitable for building.</p> <p>Access on to A6, speed of traffic ignoring speed limit</p> <p>Flood risk</p> <p>Surface water can't drain away from the field after prolonged rain, totally unsuitable for development</p> <p>This land floods and sewage has to be pumped up hill to Bolton le sands, not suitable for building</p>	
Anecdotal Evidence		

Pro	Con	Objection
<p>Plot 4. Land West of Hest Bank Lane. Land was identified in SHLAA 2015 as being availed at their last call for sites. Not sure if still available. Green belt</p>		
<p>Pro</p>	<p>Cons</p> <p>Developers should find the drains for the area</p> <p>This is a flood area</p> <p>Subject to flooding even with the work already done</p> <p>A stream runs across this area. Enough people and children in the village</p> <p>This is on a flood plain, Will increase more flooding for the areas houses</p> <p>Flooding</p> <p>Flood risk even after the drainage works where completed on Hest Bank Lane</p> <p>A stream runs across this field</p> <p>Whole area overwhelmed by the rainfall Dec 15. The drainage works completed prior to this did little to alleviate the issue</p> <p>This land floods despite new surface water drains, not suitable for building</p>	<p>Objections</p>
<p>Anecdotal Evidence</p>		

Pro	Con	Objection
<p>Plot 5. Land east of Kirklands Previous planning permission withdrawn. Objections from Highway Dept.</p> <p>Not Green Belt</p>		
Pro	Cons	Objections
	<p>Drainage/flooding Water run-off will need to drain into existing culverts and sewers, which already have difficulty in draining the area.</p> <p>The topography ensures that all run off would only exacerbate this.</p> <p>Access- No safe access for traffic</p> <p>Worry for children, The wreck and huge amount of traffic onto a small lane, potential death trap.</p> <p>More children- school already full</p> <p>Only one shop- pressure on this business bought as a going concern.</p> <p>Other Brown sites are available.</p> <p>Listen to local people.</p> <p>Difficult access</p> <p>Access issues</p> <p>I live on Hatlex Lane (adjacent to this site) in Dec 2015 I lost the whole of my downstairs due to flooding. July 2017. Lost it all again due to failure of</p>	<p>No Building on this site</p> <p>Please No! Possible impact on flooding.</p> <p>No Buildings flooding</p>

	<p>sewage and drains my house was full of sewage and all this water has to come our way</p> <p>No safe Access, would come out onto bus stop, lots of children coming and going, opposite (hall)</p> <p>Low lying area, prone to flooding</p> <p>Again flooding</p> <p>Area flood. Parking</p> <p>Too narrow entrancehas a history of flooding</p> <p>In our opinion not suitable for development</p>	
Anecdotal Evidence		
Pro	Con	Objection
<p>Plot 6. Land behind Manor Farm. Land was identified in SHLAA 2015 as being availed at their last call for sites. Not sure if still available. Green belt</p>		
<p>Pro</p> <p>This site would be more palatable than GB4 as a whole and offers a reasonably sized plot for the development of a mix of houses.</p> <p>This area has possibilities I would not object to sensitively</p>	<p>Cons</p> <p>Superb views across the bay would ensure only 'executive' style housing with price tags to match.</p> <p>No chance of affordable housing for the vast majority. Run off of rainwater etc. would</p>	<p>Objection</p> <p>Keep as green belt land should not be developed</p> <p>Object! Part of GB4 and significant area of green belt land to keep between Slyne with Bolton le sands (repeat)</p> <p>Keep a green space between Slyne and</p>

<p>designed buildings on this site.</p> <p>An infill area extending to greenbelt</p> <p>Acceptable for sympathetic designed properties</p>	<p>overwhelm existing drains lower in the village.</p>	<p>Bolton le sands (repeated)</p>
<p>Belongs to Mr Craddock? Covenant on Land for no building on site. Was not park of GB4</p>		
<p>Pro</p>	<p>Con</p>	<p>Objection</p>
<p>Plot 7. Land North of Manor Lane. Part of former GB4. Green belt. Land available</p>		
	<p>Cattle buried on this site from foot and mouth</p> <p>Any development needs to take into account the need to increase the drainage. New drainage should not go into existing sewers</p> <p>Also known as a foot and mouth grave yard</p> <p>Traffic access onto Manor Lane</p> <p>Listen to local people</p> <p>Foot and mouth carcasses buried here</p> <p>We would lose the village feel people value.</p> <p>Drainage.</p> <p>Spoil the look of the village. Too close to joining the villages</p> <p>Valuable green belt.</p>	<p>Too big a site</p> <p>No building will spoil separation and encourage further infilling</p> <p>No Building on this site x 3</p> <p>Green belt, no houses please, flooding</p> <p>Don't put houses here!</p> <p>No building on this site</p> <p>We don't want ribbon development.</p> <p>Too big massive impact on the area traffic. Must be green belt</p> <p>This plot should be retained as green belt land in over view. If built</p>

	<p>Lack of school places doctors</p> <p>Buried foot and mouth cows on this site do not disturb</p> <p>Foot and Mouth.</p>	<p>on it will spread to Bolton le sands. Leave a gap</p> <p>Green belt No! Bad access on to busy A6 will cause a traffic jam.</p> <p>Object! Part of GB4 and very important greenbelt section between Slyne and Bolton le sands (repeat)</p> <p>Green belt access bad GB4 No Buildings</p> <p>Totally unsuitable. Need to keep clear space between the villages. Village ????? is precious</p> <p>Please no This plot is green belt. There are other brownfield sites available.</p> <p>A petition was already signed against this with over 1100 signatures.</p> <p>Keep as green belt should not be developed (repeated)</p> <p>This is totally unsuitable for every reason</p> <p>No! Green belt. Foot and mouth cattle buried here, School full to bursting. Enough people and children in this village.</p> <p>Protect the green belt. We don't want Hest Bank and Bolton le</p>
--	---	---

		<p>sands to be connected by development</p> <p>Protect the green belt. We don't want Hest Bank and Bolton le sands to be connected by development.</p> <p>Keep GB4 land as green belt between Slyne with Hest and Bolton le sands.</p> <p>Please NO! This will kill the character of the village and ruin its beauty. It is not ecological</p> <p>There are other brown field site available</p> <p>We agree with LCC that this area should be protected from development. It is green belt, separates Slyne with Hest and Bolton le sands and precious views over to Morecambe Bay and beyond</p> <p>I would love this land to remain green belt. The pressure for main drains and sewage would literally flood the village before long, ask me!!</p> <p>Should not be built on- would merge Slyne with Bolton le sands.</p> <p>Keep as green belt. Increased traffic risks</p>
--	--	--

		<p>This would comprise geographical independence.</p> <p>Too large, Traffic problems.</p> <p>Ribbon development is a mistake spoils open wide views from the A6</p>
Anecdotal Evidence		
Pro	Con	Objection
Plot 8 Land at corner of Bottomdale Road and A6. Available not green belt, in conservation area.		
<p>Pro</p> <p>Must be in keeping with houses opposite</p> <p>No objections, quiet area not overlooking anyone.</p> <p>Easy access onto A6 not as conspicuous to rest of village.</p> <p>Ideal for small house or retirement type development (flats)</p> <p>Good location due to being with and opposite existing houses and minimal impact on other properties</p> <p>Good idea must be in keeping</p> <p>Logical use of derelict land (This post it was the wrong colour for Plot 8</p>	<p>Cons</p> <p>How many houses is it worth financially</p> <p>Access to A6 would be difficult as well as site is adjacent to busy junction</p>	<p>Objections</p> <p>Not a good idea</p> <p>Part of conservation area should not be developed</p> <p>Not suitable access to A6 and Bottomdale Road, dangerous, conservation area bordering greenbelt.</p> <p>Retain as green belt x 2</p> <p>Retain as green belt x 2 (These post its where the wrong colour but on Plot 8)</p>

<p>but was on plot 8, could refer to plot 9)</p> <p>Good site Build houses like those opposite</p> <p>Good site</p> <p>Perfect extension of the village, new build opposite a good example</p> <p>No objection to a row of terraced houses</p> <p>This site could possibly be suitable for building</p>		
Anecdotal Evidence		
Pro	Con	Objection
<p>Plot 9 Land next to Christadelphian Church. Available not green belt, in conservation area.</p>		
<p>Ideal for small houses</p> <p>Good idea if in keeping</p> <p>Suitable plot for houses as within existing buildings and little impact on other properties.</p> <p>Excellent potential site for small stone faced houses like the ones newly built ones North of the Manor House. Small developments like this most suitable in a village like ours.</p> <p>This plot could possibly be built on, however the closeness to the A6 and being within the conservation area are</p>		

important factors to be considered.		
Anecdotal Evidence		
Pro	Con	Objection
Plot 10. Land on the shore. Available.		
	<p>Railway crossing a pain</p> <p>Rising sea levels due to climate change make this totally unsuitable</p> <p>There are much better sites available.</p> <p>No starter due to location and past planning refusals</p> <p>Any developer must provide flood defences both initially and in the short term.</p> <p>Problems with past planning?????</p>	<p>Please no</p> <p>We are totally opposed to any building on the coastal strip</p>
Anecdotal Evidence		

Email Feedback- the following comments were received via email from people who wished to comment but were unable to attend an event.

The comments have been extrapolated from emails to fit where possible into the same framework as used for comments on the information day.

Plot 1 Sea View Drive		
<p>Pros</p> <p>I have lived on Sea View Drive for 40 years so have seen the area develop and change to what it is now. Forty years ago there were very few families living on Sea View and its associated</p>	<p>Cons</p> <p>Vehicular Access :-</p> <p>The entrance to Sea View Drive from Hest Bank Lane is very tight. Even though the entrance could be widened slightly it would still be narrow and joins Hest Bank Lane at a</p>	<p>Objection</p> <p>As this land is greenbelt and important to wildlife in the surrounding area of the canal we would state our objection to the proposed</p>

<p>roads, most homes had one or exceptionally two vehicles. I would estimate the home occupancy averaged not much above two. As years have ticked by things have steadily changed, largely for the better. There are now many families on the Drive a number of whom have significantly enlarged their properties creating good family homes. This is positive as the properties were built in the early sixties and are at an age where some level of improvement is required.</p> <p>Changes over the years have had the following affects:</p> <ul style="list-style-type: none"> • Increased the number of people, particularly children, on the Drive and surrounding area. • An increase in the number of vehicles using the Drive and parking curb side. • Congestion on the drive and at the entrance from Hest Bank Lane. 	<p>point where it is particularly narrow and busy. Next to the entrance is a bus stop, this area is particularly busy at school start/finish times with many parents and children mingling with the normal traffic.</p> <p>Access to the possible site will presumably be via Old Bobs Lane and the adjacent strip of land. This can be easily seen on Google Earth. This will only impact upon the entrance to Sea View Drive and The Knoll. This is however a public bridleway that is used by a large amount of walkers, farm vehicles and others enjoying the outdoors.</p> <p>If the plan was to gain vehicular access via Sea View Close this would be very problematic as the Close is narrow and is currently very congested. It could be seen as good footpath access as this would benefit all concerned giving access to Hest Bank Lane via Sea View Drive and the existing footpath at the NE corner of Sea View Drive.</p> <p>If the plan was to access the proposed site via Sunningdale Crescent (adjacent to Sea View Drive at the Northern end) this would be problematic as the end of Sunningdale Crescent is very restricted. This would again make useful footpath only access.</p> <p>Traffic Volume :-</p>	<p>development of 35 properties.</p> <p>I would like to submit my following objections</p> <p>Sea View Drive is a narrow access road with four ninety degree bends. Because of the amount of cars parked on the road, drivers frequently have to approach these bends on the wrong side of the road without the benefit of being able to see whether there is any oncoming traffic. This is extremely dangerous and any increase in traffic as a result of new development would only exacerbate the problem.</p> <p>2. Because of the narrowness of the road and the amount of on street car parking, large delivery vehicles often have difficulty in manoeuvring around other vehicles.</p> <p>3. The road at the entrance to Sea View Drive (immediately off Hest Bank Lane) is used for car parking whilst parents drop off and collect their children from school. Dog walkers also park their cars there whilst</p>
---	---	--

	<p>Hest Bank Lane is getting increasingly busy due to general increase in use and people accessing the new link road (which is a great success). The Annual Daily Traffic figures for 2015 show an increase of 23%. An increase in the number of vehicles entering Hest Bank Lane from Sea View Drive would increase the hazardous nature of this area. It cannot be stressed enough that this area is particularly busy with children under 10 years old due to the proximity of the Village school.</p> <p>Examining the respective areas I estimate the proposed area to be about 50% of the current Sea View Drive and Raikes Hill area, by extrapolation developing this area could increase traffic flow by 50%.</p> <p>Sea View Drive is now busy and congested compared to when it was designed. Many vehicles are parked on the road and the narrow nature of the road particularly at the northern end of the Drive causes restriction and means vehicles have to drive on the wrong side of the road at a point where site lines are impaired, any increase in traffic volume would make this area dangerous.</p> <p>Because the area is a residential area designed 60 years ago and fit for purpose for the number of people for this road at this time, a</p>	<p>they exercise their dogs on the field at the back of Sea View. Therefore, more often than not, drivers have to drive on the wrong side of the road as they enter Sea View Drive (and there is a ninety degree bend shortly after - so you take your life in your own hands!).</p> <p>4. The field in question is a natural habitat for many wild animals, some of which are quite rare. An environmental impact audit must therefore be undertaken in advance of any consideration to develop the land.</p> <p>5. Holiday makers frequently moor their boats on the canal by this land because it is such an attractive and tranquil site. If the land is developed, this would no longer be the case and local businesses would loose much needed holiday trade (especially the Hest Bank Hotel!). I hope that you will take our comments into account when considering the potential development sites.</p>
--	---	--

	<p>significant increase in people/traffic volume would be a recipe for problems. E.g. Refuse vehicles access</p> <p>Infra structure :-</p> <p>The drainage system in place in this area is now sixty years old and is coping with the increase in people living on Sea View Drive . As the canal forms one edge of the development all waste from the proposed development would impact on the current drainage system. There is also the question of additional rainwater drainage and the impact on land drainage.</p> <p>Other questions that require resolution regarding infrastructure that affect all developments are:-</p> <ul style="list-style-type: none"> • Impact on Schools • Impact on Doctors surgeries • Travel (bus etc.) • Impact on services eg Refuse collection given the increased congestion. 	
<p>Plot 2 The Paddock</p> <p>Pro</p>	<p>Cons</p> <p>The Tree Preservation Orders on this site are an important consideration.</p>	<p>Objection</p>
<p>Plot 3 Land between A6 and Hest Bank Lane</p> <p>Pro</p>	<p>Con</p>	<p>Objection</p>

<p>Plot 4 Land West of Hest Bank Lane</p> <p>Pro</p>	<p>Con</p>	<p>Objection</p>
<p>Plot 5 Land East of Kirklands</p> <p>Pro</p>	<p>Con</p> <p>Flooding remains a major issue in Section 704 despite extensive work on the Recreation Ground. This is a major concern locally since any development will inevitably require drainage from this sloping location, and such drainage will need to find a way under the canal; this is a significant rate limiting feature for this area and despite the works, and despite having had further land drains installed in my own garden which is close to and at approximately the same level as the Recreation Ground, flooding continues to occur after any heavy rainfall, and I am able to monitor this in my own garden by watching the water level rise and cover my lawn! Any new development will add to this problem and unless the canal can be bypassed or channelled under (which I imagine would be a costly endeavour) matters will only worsen. In addition to the rainwater overflow there is the issue of sewage contamination because the current sewer system cannot cope with additional input, nor with the flood waters.</p> <p>The area's infrastructure remains inadequate in terms</p>	<p>Objection</p> <p>We would give our backing to the opposition already stated to development on this land.</p>

	<p>of school capacity and provision of general medical services. I was a GP covering this area for 30 years and I am well aware of the strain under which the services are operating; they will not be able to satisfactorily meet the needs of a major increase in population in these Sections.</p> <p>In addition to the rainwater overflow there is the issue of sewage contamination because the current sewer system cannot cope with additional input, nor with the flood waters.</p>	
<p>Plot 6 Land behind Manor Farm</p> <p>Pro</p>	<p>Con</p>	<p>Objection.</p> <p>Sites listed as 6 & 7 are of the greatest concern to us: Site 6 especially because it is part of GB4 and we sent letters to Lancaster Council in November 2015 detailing our objections to the proposal to build on this land. All of those objections still stand no matter the size of the development proposed.</p> <p>As a resident of Manor Drive I'm opposed to any developments in the</p>

		<p>surrounding greenbelt land. I moved to this area precisely because of the open aspect and village feel to the area and would not wish to see an increase in the number of residents or levels of traffic (vehicles and people) through the village. Crime is very low, life is quiet and sedate in this area - there is no way of determining the effect a large increase in population will have on the village.</p> <p>I wish to register my strong opposition to any move to build further housing on green belt land. Slyne-Hest, like Bolton le Sands, has had to cope with enough extra housing over the last few years.</p> <p>I would like to make an objection against the planning application for the GB4 site on the grounds that it is going to spoil two villages, i.e., Slyne with Hest and Bolton-le-Sands and, more importantly, the infrastructure is not</p>
--	--	--

		<p>in place to deal with this influx of families. There is one doctor's surgery that is bursting at the seams and the schools are full. This has just not been thought out properly. The field that is being considered for this development was the site of a burial pit for the last foot and mouth disease outbreak. On health reasons alone, it should not be considered for housing for many more years.</p>
--	--	---

Plot 1 Sea View Drive		
<p>Pro</p> <p>I have lived on Sea View Drive for 40 years so have seen the area develop and change to what it is now. Forty years ago there were very few families living on Sea View and its associated roads, most homes had one or exceptionally two vehicles. I would estimate the home occupancy</p>	<p>Cons</p> <p>Vehicular Access :-</p> <p>The entrance to Sea View Drive from Hest Bank Lane is very tight. Even though the entrance could be widened slightly it would still be narrow and joins Hest Bank Lane at a point where it is particularly narrow and busy. Next to the entrance is a bus stop, this area is particularly busy at</p>	<p>Objection</p> <p>As this land is greenbelt and important to wildlife in the surrounding area of the canal we would state our objection to the proposed development of 35 properties.</p>

<p>averaged not much above two. As years have ticked by things have steadily changed, largely for the better. There are now many families on the Drive a number of whom have significantly enlarged their properties creating good family homes. This is positive as the properties were built in the early sixties and are at an age where some level of improvement is required.</p> <p>Changes over the years have had the following affects:</p> <ul style="list-style-type: none"> • Increased the number of people, particularly children, on the Drive and surrounding area. • An increase in the number of vehicles using the Drive and parking curb side. • Congestion on the drive and at the entrance from Hest Bank Lane. 	<p>school start/finish times with many parents and children mingling with the normal traffic.</p> <p>Access to the possible site will presumably be via Old Bobs Lane and the adjacent strip of land. This can be easily seen on Google Earth. This will only impact upon the entrance to Sea View Drive and The Knoll. This is however a public bridleway that is used by a large amount of walkers, farm vehicles and others enjoying the outdoors.</p> <p>If the plan was to gain vehicular access via Sea View Close this would be very problematic as the Close is narrow and is currently very congested. It could be seen as good footpath access as this would benefit all concerned giving access to Hest Bank Lane via Sea View Drive and the existing footpath at the NE corner of Sea View Drive.</p> <p>If the plan was to access the proposed site via Sunningdale Crescent (adjacent to Sea View Drive at the Northern end) this would be problematic as the end of Sunningdale Crescent is very restricted. This would again make useful footpath only access.</p> <p>Traffic Volume :-</p> <p>Hest Bank Lane is getting increasingly busy due to general increase in use and people accessing the new link</p>	<p>I would like to submit my following objections</p> <p>Sea View Drive is a narrow access road with four ninety degree bends. Because of the amount of cars parked on the road, drivers frequently have to approach these bends on the wrong side of the road without the benefit of being able to see whether there is any oncoming traffic. This is extremely dangerous and any increase in traffic as a result of new development would only exacerbate the problem.</p> <p>2. Because of the narrowness of the road and the amount of on street car parking, large delivery vehicles often have difficulty in manoeuvring around other vehicles.</p> <p>3. The road at the entrance to Sea View Drive (immediately off Hest Bank Lane) is used for car parking whilst parents drop off and collect their children from school. Dog walkers also park their cars there whilst they exercise their dogs on the field at the back of Sea</p>
--	---	--

	<p>road (which is a great success). The Annual Daily Traffic figures for 2015 show an increase of 23%. An increase in the number of vehicles entering HBL from Sea View Drive would increase the hazardous nature of this area. It cannot be stressed enough that this area is particularly busy with children under 10 years old due to the proximity of the Village school.</p> <p>Examining the respective areas I estimate the proposed area to be about 50% of the current Sea View Drive and Raikes Hill area, by extrapolation developing this area could increase traffic flow by 50%.</p> <p>Sea View Drive is now busy and congested compared to when it was designed. Many vehicles are parked on the road and the narrow nature of the road particularly at the northern end of the Drive causes restriction and means vehicles have to drive on the wrong side of the road at a point where site lines are impaired, any increase in traffic volume would make this area dangerous.</p> <p>Because the area is a residential area designed 60 years ago and fit for purpose for the number of people for this road at this time, a significant increase in people/traffic volume would be</p>	<p>View. Therefore, more often than not, drivers have to drive on the wrong side of the road as they enter Sea View Drive (and there is a ninety degree bend shortly after - so you take your life in your own hands!).</p> <p>4. The field in question is a natural habitat for many wild animals, some of which are quite rare. An environmental impact audit must therefore be undertaken in advance of any consideration to develop the land.</p> <p>5. Holiday makers frequently moor their boats on the canal by this land because it is such an attractive and tranquil site. If the land is developed, this would no longer be the case and local businesses would lose much needed holiday trade (especially the Hest Bank Hotel!). I hope that you will take our comments into account when considering the potential development sites.</p>
--	--	--

	<p>a recipe for problems. Eg. Refuse vehicles access</p> <p>Infra structure :-</p> <p>The drainage system in place in this area is now sixty years old and is coping with the increase in people living on Sea View Drive. As the canal forms one edge of the development all waste from the proposed development would impact on the current drainage system. There is also the question of additional rainwater drainage and the impact on land drainage.</p> <p>Other questions that require resolution regarding infrastructure that affect all developments are:-</p> <ul style="list-style-type: none"> • Impact on Schools • Impact on Doctors surgeries • Travel (bus etc) • Impact on services eg Refuse collection given the increased congestion. 	
<p>Plot 2 The Paddock</p> <p>Pro</p>	<p>Cons</p> <p>The Tree Preservation Orders on this site are an important consideration.</p>	<p>Objection</p>
<p>Plot 3 Land between A6 and Hest Bank Lane</p> <p>Pro</p>	<p>Con</p>	<p>Objection</p>

<p>Plot 4 Land West of Hest Bank Lane</p> <p>Pro</p>	<p>Con</p>	<p>Objection</p>
<p>Plot 5 Land East of Kirklands</p> <p>Pro</p>	<p>Con</p> <p>Flooding remains a major issue in Section 704 despite extensive work on the Recreation Ground. This is a major concern locally since any development will inevitably require drainage from this sloping location, and such drainage will need to find a way under the canal; this is a significant rate limiting feature for this area and despite the works, and despite having had further land drains installed in my own garden which is close to and at approximately the same level as the Recreation Ground, flooding continues to occur after any heavy rainfall, and I am able to monitor this in my own garden by watching the water level rise and cover my lawn! Any new development will add to this problem and unless the canal can be bypassed or channelled under (which I imagine would be a costly endeavour) matters will only worsen. In addition to the rainwater overflow there is the issue of sewage contamination because the current sewer system cannot cope with additional input, nor with the flood waters.</p> <p>The area's infrastructure remains inadequate in terms</p>	<p>Objection</p> <p>We would give our backing to the opposition already stated to development on this land.</p>

	<p>of school capacity and provision of general medical services. I was a GP covering this area for 30 years and I am well aware of the strain under which the services are operating; they will not be able to satisfactorily meet the needs of a major increase in population in these Sections.</p> <p>In addition to the rainwater overflow there is the issue of sewage contamination because the current sewer system cannot cope with additional input, nor with the flood waters.</p>	
<p>Plot 6 Land behind Manor Farm</p> <p>Pro</p>	<p>Con</p>	<p>Objection.</p> <p>Sites listed as 6 & 7 are of the greatest concern to us: Site 6 especially because it is part of GB4 and we sent letters to Lancaster Council in November 2015 detailing our objections to the proposal to build on this land. All of those objections still stand no matter the size of the development proposed.</p> <p>As a resident of Manor Drive I'm opposed to any developments in the surrounding greenbelt land. I</p>

		<p>moved to this area precisely because of the open aspect and village feel to the area and would not wish to see an increase in the number of residents or levels of traffic (vehicles and people) through the village. Crime is very low, life is quiet and sedate in this area - there is no way of determining the effect a large increase in population will have on the village.</p> <p>I wish to register my strong opposition to any move to build further housing on green belt land. Slyne-Hest, like Bolton le Sands, has had to cope with enough extra housing over the last few years.</p> <p>I would like to make an objection against the planning application for the GB4 site on the grounds that it is going to spoil two villages, i.e., Slyne with Hest and Bolton-le-Sands and, more importantly, the infrastructure is not in place to deal with this influx of families.</p>
--	--	---

		<p>There is one doctor's surgery that is bursting at the seams and the schools are full. This has just not been thought out properly. The field that is being considered for this development was the site of a burial pit for the last foot and mouth disease outbreak. On health reasons alone, it should not be considered for housing for many more years.</p>
<p>Plot 7 Land North of Manor Lane</p> <p>Pro</p>	<p>Con</p> <p>Infrastructure has not been improved to keep pace and the character of the villages is being threatened.</p> <p>There is other land available to build on in the areas of the Kelleths and Overton/ Middleton that would not substantially alter the character of these villages yet it seems there is an intention to reduce the green belt land in Slyne and compromise the identity of the villages by allowing new building to join them together.</p>	<p>Objection</p> <p>I object to any building on this site (GB4). Our village needs preserving and does not need any extra housing.</p> <p>Any reduction in the green belt between us and Bolton le Sands would be completely wrong.</p> <p>I feel strongly that the proposed development would amount to ribbon development and</p>

		<p>would fuse the two villages of Hest Bank and Bolton le Sands making one large amorphous urban area and destroying the important individual characters of the communities</p> <p>The Sections 711 and 704 contain land which is not only Green Belt, but also has land within the Slyne Conservation Area. It is vital that this land is preserved. Any development of these Sections resulting in the production of a continuous band of building along this stretch of the A6 would be very much against the spirit of planning since the Second World War, and would be against both the spirit and letter of the Green Belt legislation.</p> <p>Whilst Site 7 was not part of GB4 we would ask if it is greenbelt land, and if it is then the arguments against development on GB4 would apply here also</p>
--	--	--

Plot 8 Land corner of Bottomdale Road Pro	Cons Sites 8 & 9: Development here would be detrimental to the attractive wooded aspect of this area of the A6, any building would have to be in character with surrounding properties	Objection
Plot 9 Land adjacent to Christodelphian		
Plot 10 Land on the shore		

COMMENTS FROM THE MAY FAIR AND COFFEE MORNING

Keep the green spaces for generations to come	Starter homes and accommodation for the over 55s
Reasonably priced homes for young families and over 55s	Not knocking older properties down
Starter homes, play space for children, rented homes, affordable homes open land for recreation	Houses for young families that are affordable
Affordable homes for local people. Halton style playgroup	Affordable houses for younger residents
More homes for retirement (Mccarthy homes type)	Bungalows either for detached or semi for the over 50s and others
Happy with the size of the village as it is and the green space	No large detached, less expensive houses needed for young family
The Parish need and eclectic mix, bur, rent etc	No large scale development, small developments and preserve the views
For young families to rent or buy, affordable, no big houses	No more houses in the village. It will alter the demographics south of gateway ok

Detached with room for extension	More true bungalows for disabled and retired people
Starter home	Affordable homes for young people Families to be encouraged, School to be increased in size
Not too big 3/4 bedrooms to buy and rent	Shared ownership to help get on the housing ladder
No empty houses and no second homes	Too many extensions taking away small bungalows
No large estates with lots of houses, very small development if anything	Keep the green spaces, limited development for affordable homes
No more houses, happy with Parish as it is	I don't agree with building on green belt when other opportunities exist
I want a large house with 4 bedrooms and multiple bathrooms	Semi-detached family homes, affordable
Affordable homes for local people	None
A sheltered housing development for older people.	
Keep front gardens green and not block paving or tarmac	I don't agree with affordable housing, depends on the area

Other general comments

It would seem that a number of the sites do have problems of flooding, and this is only going to become more of a problem with climate change.

Since we have lived here - 30 years now - we have seen an increase in flooding in fields and on roads, including the A6.

I do not consider that we need any new housing in our village. There are plenty of both family sized and smaller sized homes for sale already to suit a variety of budgets.

The green belt should not be touched and should be the factor that your plan most seeks to prevent being eroded.

We all have to face up to the fact that new homes are required somewhere and the "not in my backyard" is not the best approach. If we can achieve limited development that does not overburden or change the nature of the village that would be a good outcome.

Analysis of comments and information provided by members of the Community

Feedback from Initial Consultations 2016/17.

The following information is provided to identify where the most common themes raised during the consultation process will be taken forward in the Neighbourhood Plan.

References are given where these themes have been included in the Neighbourhood Plan and the adopted Lancaster District Local Plan Part Two: Review of the Development Management DPD

Stage One

Parking Outside School and other areas of the village	Referred to Parish Council as not within the remit of Neighbourhood Planning.
Parking for new developments	Lancaster District Local Plan DM 62 Neighbourhood Plan Policies HE 2
Speeding traffic, safety of pedestrians and concern re narrow bridges	Lancaster District Local Plan DM 64 ,18,19 Neighbourhood Plan, Policy TRA 1
Concerns re Public Transport	Not within the remit of Neighbourhood Planning, concerns passed to Parish Council.
Footpaths and cycling	Lancaster District Local Plan DM 61 Neighbourhood Plan Policy Com 1
Provision of affordable homes	Lancaster District Local Plan Policy DM 3 Neighbourhood Plan Policy HE 1
Concerns of about style/design of new homes	Lancaster District Local Plan Policy DM 29,30 Neighbourhood Plan Policy COM 1
Concerns about number of new homes	Local District Plan DM1 Neighbourhood Plan Policies HE 1, HE 2

Concerns about possible linking up to other settlements	Neighbourhood Plan Policy HE 2
Concerns about the protection of the shore	Lancaster District Local Plan DM33, 46, 50, and others Neighbourhood Plan Policy NE 3
Concerns about the loss of greenbelt	Lancaster District Local Plan DM 44 50 Neighbourhood Plan Policies NE 2, NE 3, HE 3
Email from resident concerns about the impact on local Biological Heritage Sites	Neighbourhood Plan Appendix SEA and HRA Reports Lancaster District Local Plan Policy DM 38, 43, 44, 45 and others Neighbourhood Plan Policies NE 2 NE 3 HE 3
Concerns about loss of trees	Lancaster District Local Plan DM 45 Lancaster District Tree Protection Policy https://www.lancaster.gov.uk/planning/trees/tree-policy
Concerns about possible impact on Conservation area	Lancaster District Local Plan Policy DM 37, 38, 39, 41 Areas Neighbourhood Plan Policy HE 2
Concerns about loss of long distance views	Lancaster District Local Plan DM92, 38 Neighbourhood Plan Policy NE2
Concerns about where new homes would be built	Lancaster District Local Plan DM4 Neighbourhood Plan Policies HE 2, HE 3
Development of recreation facilities	Lancaster District Local Plan DM26 Neighbourhood Plan Policy COM 2, COM 3
Support for local business	Lancaster District Local Plan DM18, 19 Neighbourhood Plan Policy RE 1
Faster Broadband in village	High speed broadband is now available in village

Development of Amenities	Lancaster District Local Plan DM55 Neighbourhood Plan Policy COM 2, COM 3
Stage Two	
Concerns raised about identifying land for development	Lancaster District Local Plan DPD Chapter 3 and 4 Neighbourhood Plan Policy HE 2
Concerns about flooding (and in stage one consultation)	Lancaster District Local Plan Policy Policy DM 33 and 34 and others Neighbourhood Plan Policy NE 1

Next steps

The steering group feels it now has sufficient information to write detailed policies for the Slyne with Hest Neighbourhood Plan.

Appendix 5

Glossary of terms

Adoption - The final confirmation of a Development Plan (Local Plan) Document including a Neighbourhood Development Plan, coming into force as part of the statutory development plan by a Local Planning Authority (LPA).

Affordable Housing - Housing for sale or rent, for those whose needs are not met by the market, including housing that provides a subsidised route to home ownership and/or is for essential local workers.

Amenity – This refers to positive element(s) that contribute to the overall character or enjoyment of an area. For example, open land, trees, historic buildings and the interrelationships between them, or less tangible factors such as tranquillity can all be considered as an amenity asset.

Biodiversity – The whole variety of life on earth. It includes all species of plants and animals and the ecosystems and habitats they are part of.

Biological Heritage Site (BHS) Sites of local or regional importance for biodiversity. These sites do not enjoy direct statutory protection but are the subject of specific Local Plan policies aimed at ensuring their wellbeing.

Brownfield Land - (previously-developed land) - Land that is or was occupied by a permanent structure (excluding agricultural or forestry buildings), and associated fixed surface infrastructure. The definition covers the curtilage of the developed land. Previously- developed land may occur in both built-up and rural settings. The definition includes defence buildings and land used for mineral extraction and waste disposal where provision for restoration has not been made through planning condition or legal agreement. Domestic gardens are not classified as previously developed land.

Character Area – An area of a settlement with buildings or development sharing some common properties such as age, architectural style, building materials or street planning.

Conservation Area - Places of special architectural or historic interest where it is desirable to preserve and enhance the character and appearance of such areas.

Community Infrastructure Levy - (CIL) The Community Infrastructure Levy is a charge which local authorities can choose to charge on new developments. Many local planning authorities are currently consulting on their scale of charges. The money can be used to support development by funding infrastructure that the council, local community and neighbourhoods want.

Core Strategy - A key Local Plan document setting out the spatial vision, strategic objectives and the planning framework for an area, having regard to the Community Strategy.

Flood Risk Assessment - An assessment of the likelihood of flooding in a particular area so that development needs and mitigation measures can be carefully considered.

Geodiversity - The diversity of minerals, rocks (whether “solid” or “drift”), fossils, landforms, sediments and soils, together with the natural processes that constitute the Earth’s topography, landscape and the underlying structure.

Greenbelt - A defined area of countryside around a town or city which is protected from 'inappropriate' forms of development – as defined in government planning policy on Greenbelts.

Greenfield Land/Site - Land (or a defined site), usually farmland, that has not previously been developed. This does not include domestic gardens.

Green infrastructure – A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.

Habitats Regulations Assessment (HRA) – Assesses the impacts of plans or projects on Natura 2000 sites (these are Special Areas of Conservation (SAC) and Special Protection Areas (SPA)). National guidance recommends that Ramsar sites and candidate SPAs and SACs are also afforded the same protection through the Habitats Regulation Assessment process.

Heritage Asset - A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

Housing need - A test or appraisal of the needs of the existing population requiring housing. This includes people who may have left the community in the last 5 years because of a lack of suitable housing or those living within the community who may have a housing need within the next 5 years, typically young people living at home or older residents who wish to move into smaller or adapted homes.

Independent examiner - Neighbourhood Plans are required to pass an examination by an Independent Examiner to ensure that it is compliant or conforms with National Planning Policy Framework and laws as well as the Local Plan for the area. Paid for by the district council, examiners are usually experienced and qualified planning consultants but may be current or former planning inspectors.

Infill development/infilling - Building taking place on a vacant plot in an otherwise built-up street frontage.

Infrastructure – In planning terms the physical structures that are required for a community to operate and be sustainable in the long term. Infrastructure typically refers to matters such as roads, water supply, sewers, electricity and other social elements such as education and health.

Listed Building - A building of special architectural or historic interest. Listed buildings are graded I, II* or II with grade I being the highest.

Local Plan - A document setting out the Local Planning Authority's policies and proposals for the development and use of land and buildings in the authority's area prepared under the Planning & Compulsory Purchase Act 2004. Local Plan documents include the Core Strategy, Land Allocations and, where needed, other documents such as Development Management Policies or documents covering specific topics or areas such as Gypsies and Travellers There will also be an adopted Policies Map, which illustrates the spatial extent of policies. The Policies Map must be prepared and maintained to accompany all Local Plans. All Local Plan documents must be subject to rigorous procedures of community involvement, consultation and independent examination, and adopted after receipt of the Inspector's report. Once adopted, Development Management decisions must be made in accordance with them unless material considerations indicate otherwise.

Localism Act 2011 - A piece of legislation including the introduction of Neighbourhood Development Plans.

Local Plan A document setting out the Local Planning Authority's policies and proposals for the development and use of land and buildings in the authority's area prepared under the Planning & Compulsory Purchase Act 2004.

Local Planning Authority (LPA) - The local authority or Council that is empowered by law to exercise planning functions, usually the local borough or District Council. County Councils are the authority for waste and minerals matters.

Mitigation - Measures to avoid, reduce or offset significant adverse effects.

National Planning Policy Framework (NPPF) – A document that has been prepared by the Government which has replaced all previous National Planning Policy contained within Planning Policy Statements (PPSs) and Planning Policy Guidance (PPGs).

National Planning Practice Guidance (NPPG) – Revised and continuously updated planning practice guidance produced by the government.

Neighbourhood Planning - Neighbourhood planning gives town and parish councils or newly formed neighbourhood forums the opportunity to prepare, with the community they represent, a planning document for their area

Neighbourhood Plan - Introduced by Localism Act 2011 enabling communities to prepare Neighbourhood Planning documents, outlining future developments in their area.

Neighbourhood Plan Steering Group - The small group of local volunteers tasked by the Parish Council to take the day to day lead on the development of the Neighbourhood Plan alongside its appointed professional advisors.

Objective - A statement of what is intended, specifying the desired direction of change in trends.

Planning permission - Formal approval obtained from a Local Planning Authority to allow a proposed development to proceed.

Previously Developed Land - See Brownfield Land.

Priority Habitats and Species - Species and habitats identified as being the most threatened and requiring conservation action the 'UK Post-2010 Biodiversity Framework', 2012

Ramsar sites - Wetlands of international importance, designated under the 1971 Ramsar Convention.

Site of Special Scientific Interest (SSSI) - A site identified under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) as an area of special interest by reason of any of its flora, fauna, geological or physiographical features (basically, plants, animals, and natural features relating to the Earth's structure).

Special Area of Conservation (SAC) - Areas designated under the European Union Habitat Directive. They provide increased protection for a variety of wild animals, plants and habitats and are a vital part of the global effort to conserve world biodiversity.

Specific Consultation Bodies / Statutory Bodies - These are bodies that must be consulted on Local Plans and planning applications.

Stakeholders - Those individuals or organisations which are vital to the success or failure of an organisation or project. Primary stakeholders are those needed for permission, approval, implementation and financial support and also those who are directly affected by the activities of the organisation or project. Secondary stakeholders are those who are indirectly involved or affected.

Strategic Environmental Assessment (SEA) - Formal process to anticipate the likely significant environmental effects (including cumulative environmental effects) of implementing a plan and its reasonable alternatives with a view to avoiding, reducing or offsetting any negative impacts. See Sustainability Appraisal.

Strategic Flood Risk Assessment (SFRA) - The assessment of flood risk on a catchment- wide basis.

Strategic Housing and Economic Land Availability Assessment (SHELAA) - A technical assessment which considers the availability, suitability and achievability of land in the District for possible development. The assessment does not in itself determine whether a site should be allocated for development but is used to aid the Local Plan making process. The process was formerly known as a Strategic Housing Land Availability Assessment (SHLAA) and Economic Land Availability Assessment (ELAA) but was renamed a SHELAA to bring sites with both housing and employment (and mixed use) potential together.

Supplementary Planning Document (SPD) - A document that may cover a range of issues, thematic or site-specific, and provide further detail about policies and proposals in a 'parent' Local Plan.

Sustainability Appraisal (SA) - Formal, systematic and comprehensive process of evaluating the environmental, social and economic impacts of a plan, policy or programme or its alternatives. The SA process incorporates the SEA process.

Sustainable Development -: Development which meets the needs of the present without compromising the ability of future generations to meet their own needs'.

Sustainable Drainage System (SuDS) - **Sustainable drainage systems (SuDS)** are a natural approach to managing **drainage** in and around properties and other developments. SuDS work by slowing and holding back the water that runs off from a site, allowing natural processes to break down pollutants

Wildlife Corridor - Areas of habitat connecting wildlife populations.