

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 13/0118 6/FUL	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
13/0117 9/FUL	35 Hatlex Lane Hest Bank Lancashire Whitewalls 39 Hatlex Lane Hest Bank Lancaster Lancashire LA2 6EZ	SLYNE	1/15/2014	Erection of a two storey detached dwellinghouse
14/0119 5/FUL	Seaways The Shore Hest Bank Lancaster Lancashire LA2 6EQ	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 6/FUL	Islay The Shore Hest Bank Lancaster Lancashire LA2 6EQ	SLYNE	5/21/2015	Demolition of the existing dwelling and construction of a replacement dwelling
	Land Adjacent To 2 Rosegarth Slyne Lancaster Lancashire LA2 6AT	SLYNE	2/20/2015	Demolition of the existing dwelling and construction of a replacement dwelling
			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	SLYN E	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	SLYN E	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	SLYN E	1/15/2014	Erection of a two storey detached dwelling house
13/01049/FUL	7 Sea View Drive Hest Bank Lancaster Lancashire LA2 6BY	SLYN E	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	SLYN E	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	SLYN E	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	SLYN E	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	SLYN E	2/20/2015	Construction of front and rear dormers
14/00866/FUL	10 Raikes Hill Drive Hest Bank Lancaster Lancashire LA2 6DA	SLYN E	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	SLYN E	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	SLYN E	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	SLYN E	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	SLYN E	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	SLYN E	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	SLYN E	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	SLYN E	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	SLYN E	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	SLYN E	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	SLYN E	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)

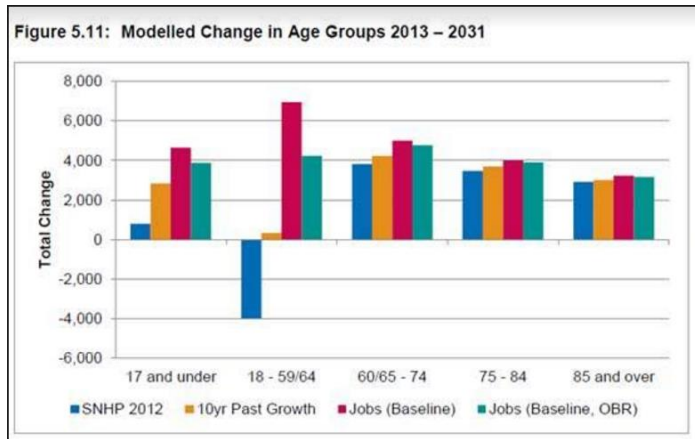
*Source *Nomis estimation (2015) 2016*

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

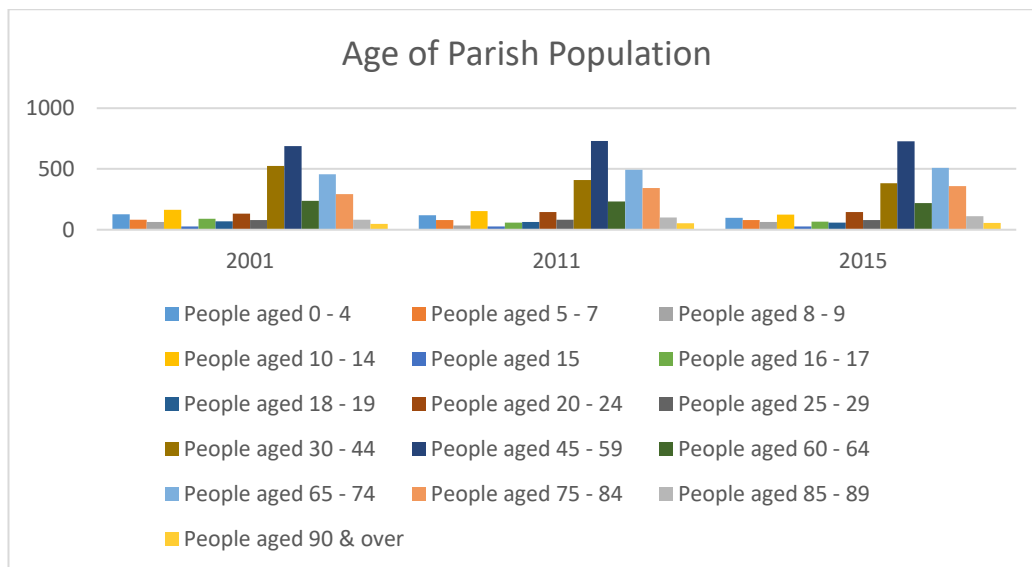
These reports indicate a projected growth in the population of the district by about 14% (around 20,000) over the specific period of the plan from 2013 to 2031.



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



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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

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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

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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

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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

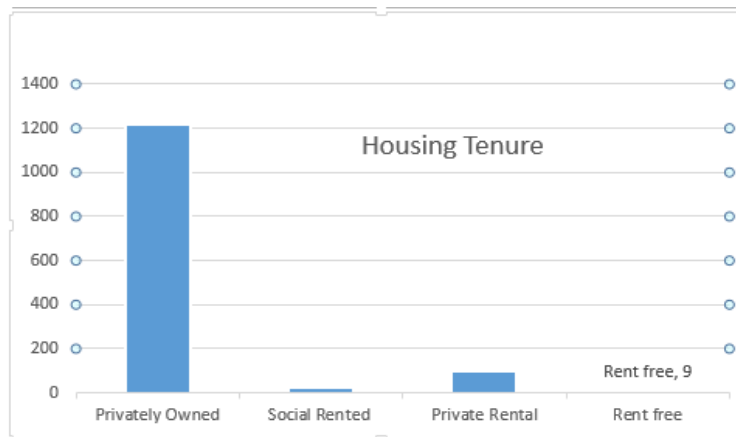
ONS. Values derived by aggregating data supplied using the Neighbourhood Statistics Geography Hierarchy.

2016	1436 (includes additional Planning Permissions (22) Jan 2016)
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This is an increase of 38 over 15 years (2001 to 2016).

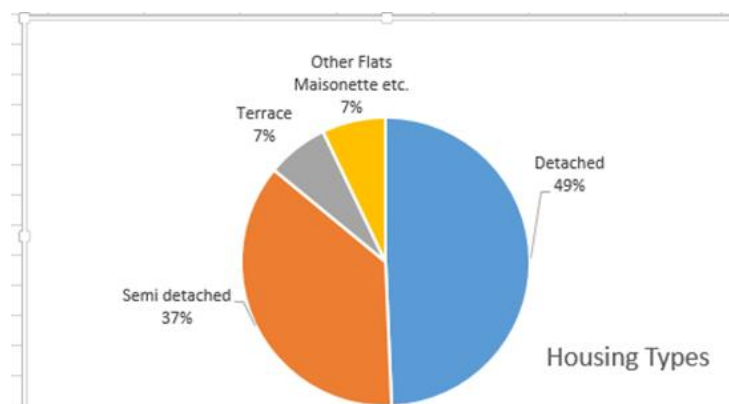
Planning permission has, since 2011, been granted for 22 new properties, not all of these properties have been built, all of these properties have three or more bedrooms, a further 72 homes have been given planning permission to be extended during the same period. (Dec 2016)

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

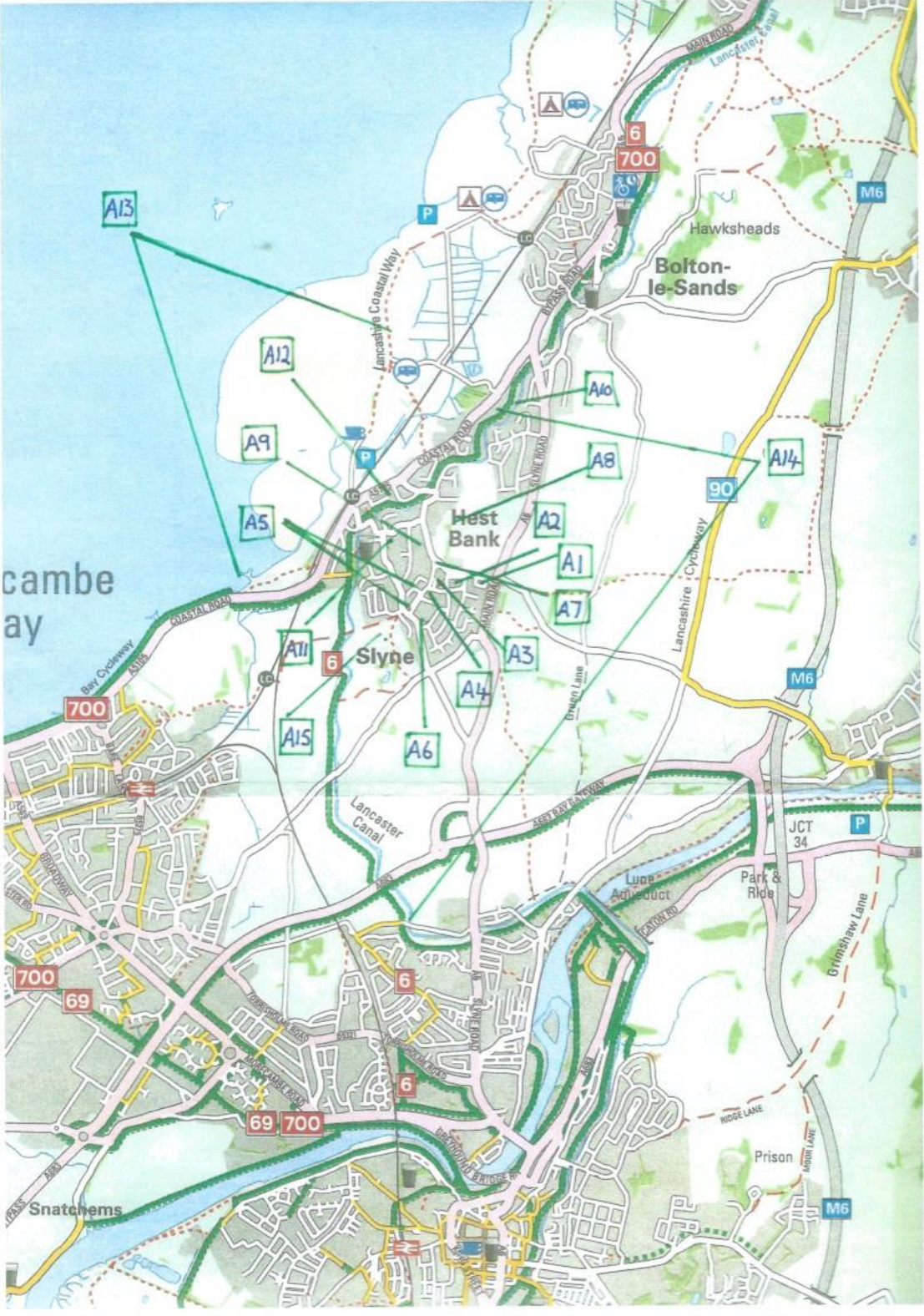
J. CIL Charge

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

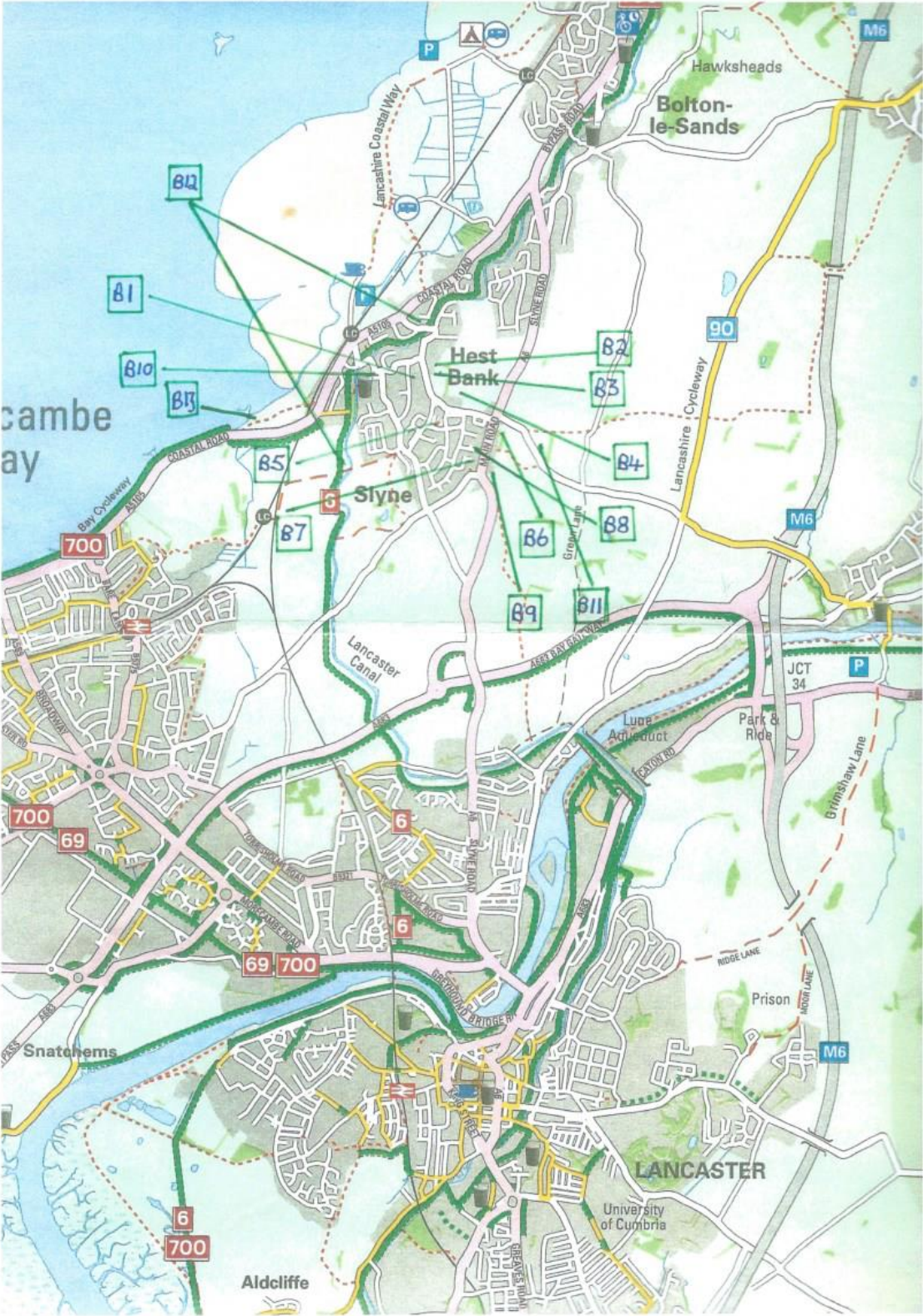


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Key for map for sites of open space value

- 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



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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](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.
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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
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<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

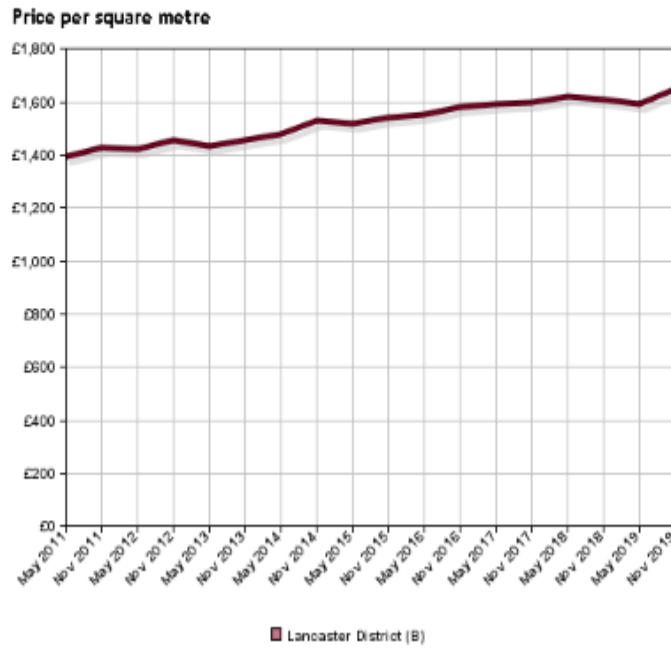


Figure 1. Average Property Prices Lancaster District

Bolton and Slyne ward

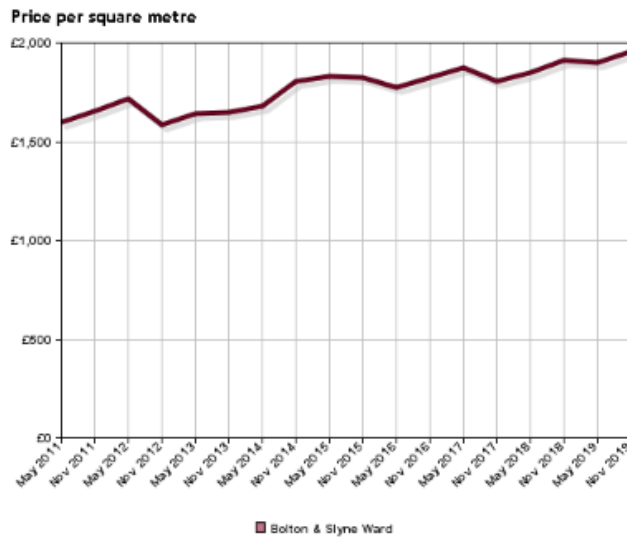


Figure 2. Average Property Prices Bolton with Slyne Ward

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**.