

Slyne with Hest Parish Council Responses to Regulation 16 Consultation on Slyne with Hest Neighbourhood Plan

Thank you for inviting the Parish Council to comment on representations submitted as part of the Regulation 16 Consultation. As suggested we are not commenting on all representations.

Where we offer to suggest changes to the plan we understand that we can only do so if you, the examiner, are minded to allow these.

City Council Comments

4.10 HRA1. If the examiner is minded to remove this policy because it duplicates the Local Plan policy, the PC would support that.

4.13 HE2. We agree that this improves the wording.

4.14 HE2 bullet 3. We will delete the first sentence.

4.15 HE2 bullet 5. We will be rewording this requirement in line with suggestions from United Utilities:

5. The site should include appropriately placed **high quality multi-functional** Sustainable Drainage area/s at surface level to allow for surplus rainwater collection and to supplement provision for native animal and plant species. **Early consideration must be given to the incorporation of multi-functional sustainable drainage as part of the site design and integrated with the detail of landscaping proposals prior to the grant of planning permission.** The wet area at the South end of the site could incorporate such a collection area. **The hierarchy for the management of surface water shall be fully investigated including discharge of surface water to the Lancaster Canal. This shall be considered prior to the submission of any application for planning permission in liaison with the Canals and Rivers Trust and United Utilities.** must be explored as early as possible in the site design process, during investigation of the surface water hierarchy, which should involve the Canal and River Trust. Driveways and pathways attached to dwellings should be permeable to allow infiltration of water into the ground. Suds and other drainage solutions shall be designed and delivered in accordance with **Ciria 753 'The SuDS Manual'**.

4.16 HE2 bullet 5. The last sentence on drainage and the Local Plan will read as above with reference to the Local Plan removed.

4.17 HE2 bullet 10. We may ask further advice on this.

4.18 HE2 bullet 11. We will delete all from: 'Electric vehicle charging points...' to '...encouraged. These...'

4.20 BE1 bullet 1. We will delete '...accessibility features the access routes through the site...' and insert 'how accessibility through public spaces and around buildings for those with mobility problems will be achieved,'.

4.21 BE1 bullet 9. We are willing to use your alternative wording if this is acceptable to the Examiner:

'Applications for **non-residential** development are encouraged to demonstrate accordance with the appropriate BREEAM standards in use at the time of submission. Encouragement is also given to **both residential and non-residential** 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 **of the development**, such as the layout of the proposed development, orientation, massing, landscaping and building materials'.

4.22 BE1 bullet 2. We will slightly reword this section to read:

'Development in or within the setting of the Slyne Conservation Area **should preserve or enhance** the character and **appearance** of the Conservation Area and its setting, responding positively to key qualities, expressed in terms of scale, height, materials, and detailing. Density of housing in the Conservation Area is High relative to the rest of the Village. See Rationale Point 2 (Conservation Area).'

4.23 Section 4.10 bullet 4. We will delete 'embedded' and replace with 'embodied'.

4.24 First paragraph of B1 will be amended to read:

‘Support will be given to development proposals for sustainable rural tourism and business development that provide local benefits both visitors and the community. Proposals will be supported where they respect the character of their rural surroundings in regard of their design, construction and operation. Proposals located within the Green Belt should have due regard to necessary national and local planning policy.’

This offers a more focused version of the policy outline.

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4.27 Repeated sentence will be deleted.

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4.32 We intend to follow the advice of the Examiner and provide better mapping for this policy and better indication of the exact locations for viewing.

4.37 COM1 para 4. We will use wording provided by City Council:

‘Proposals that help improve the quality of community facilities in the Parish will be supported. Developer Contributions, either by s106, CIL or any other form of developer tariff should be directed toward the improvement of the following facilities:’

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United Utilities Comments

In addition to the amendment from United Utilities, made in response to the City Council comments in HE2 bullet 5, the Parish Council will add the following bullets 13 and 14 at the suggestion of United Utilities:

13. Applicants will be required to engage with United Utilities prior to any masterplanning process and consider (amongst other things) site topography and any exceedance flow paths. The resultant layout and levels should take account of existing circumstances to ensure the most flood resilient solution is achieved and incorporate appropriate mitigating measures in the design of the proposal to manage the risk of flooding from the public sewer. Careful consideration will need to be given to the approach to drainage namely the point of connection to the public sewer; whether the proposal will be gravity or pumped; and the proposed finished floor and ground levels in liaison with United Utilities. Any full submission must include details of finished floor and ground levels alongside a drainage strategy. The applicant will be required to liaise with United Utilities to investigate whether opportunities for the removal of surface water from the public sewer can be implemented via the new surface water drainage proposals which will be implemented as a result of the development.

14. The development shall incorporate water efficiency measures by ensuring that any new dwellings on this site are built to the optional water efficiency standard of 110 litres per person per day (l/p/d). Additionally, each new dwelling shall incorporate a water butt.

The Parish Council will also add bullet 10 to Policy BE1 as follows:

'10 All new residential development must achieve as a minimum the optional requirement set through Building Regulations for water efficiency that requires an estimated water use of no more than 110 litres per person per day. Additionally, any new dwelling shall incorporate a water butt. Non-domestic buildings will be expected to achieve a BREEAM rating of 'Excellent.'

Taylor Wimpey Comments

Para 1.3.3 Figure 2. Outdated map. This will be changed.

Local residents 'Two bed homes'

We are grateful to the residents who raised the issue of 'two-bed homes'. The intention of the Parish Council was always to keep roof-lines low. To prevent any ambiguity we will ask the Examiner to delete from HE2 bullet 2 the words: 'that include bungalows and two-bed homes' and replace them with the words: 'for small one-storey dwellings, the majority with two bedrooms'.

Consultation

The Parish Council has prioritised consultation throughout the process of developing the plan.

There is an "Open" section at the beginning of steering group meetings when residents are invited to make comments and ask questions about the plan.

During the Regulation 16 Consultation there were paper copies of the plan available in the Memorial Hall and the new Church Hall together to hand deliver a copy of the plan to the home of any resident. Members of the steering group had a stall at 2 of the Community Coffee mornings held during the Consultation period to advertise the Consultation, listen to concerns and answer questions. The Parish Council advertised the Consultation on the illuminated screen over the till in the local Londis shop on Manor Road.