

Slyne with Hest Neighbourhood Plan 2017 – 2031

Submission Copy



Slyne with Hest Parish Council
October 2021

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Section 1. Forewords and Introduction

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

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

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

Cllr. Roland Stretch

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

“What should Slyne with Hest look like in 2031?

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

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

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

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

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

Mrs. Jean Walker

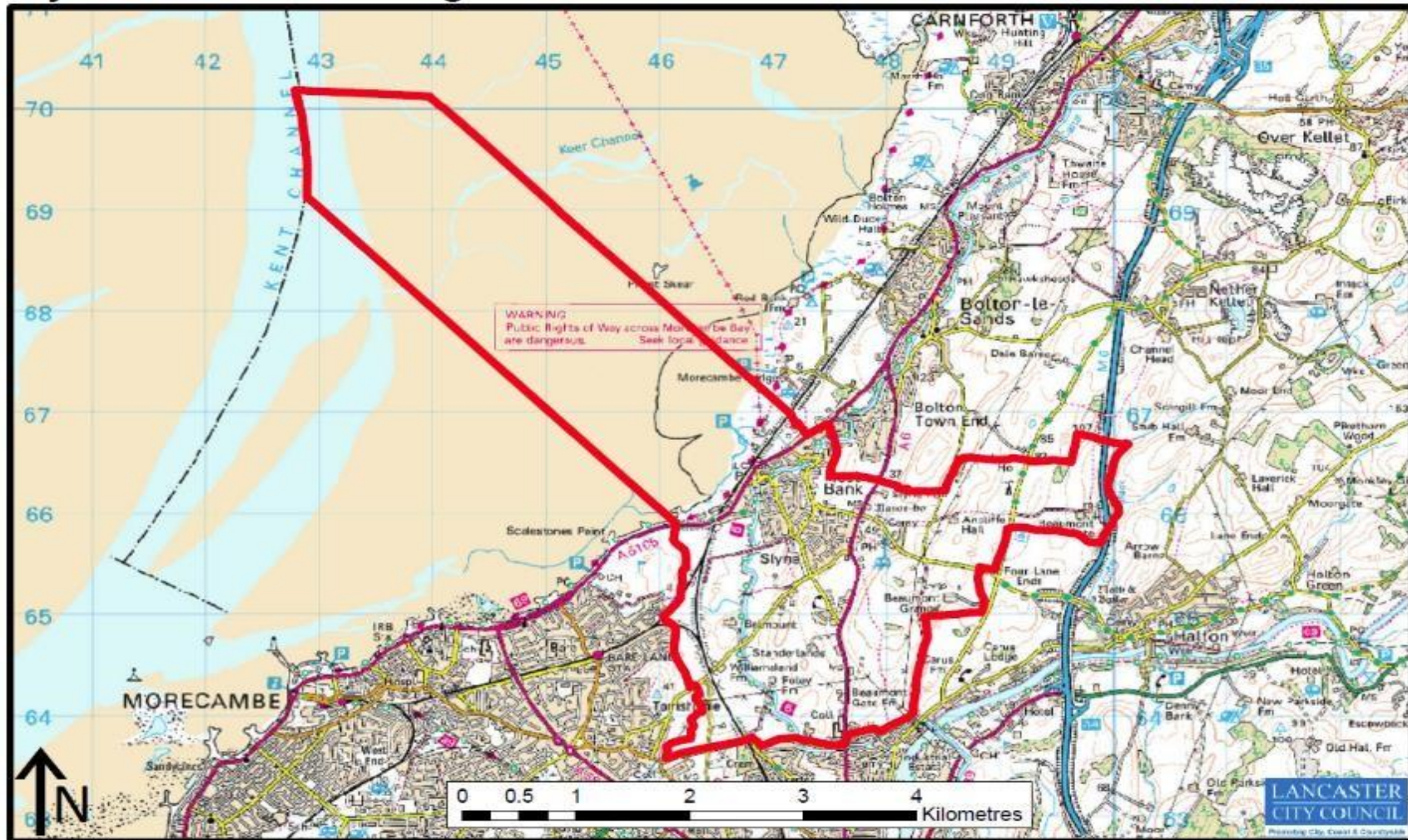
1.3. Introduction

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

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

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

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



Date: 27/01/2016

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Figure 1. Slyne with Hest designated Neighbourhood Plan area

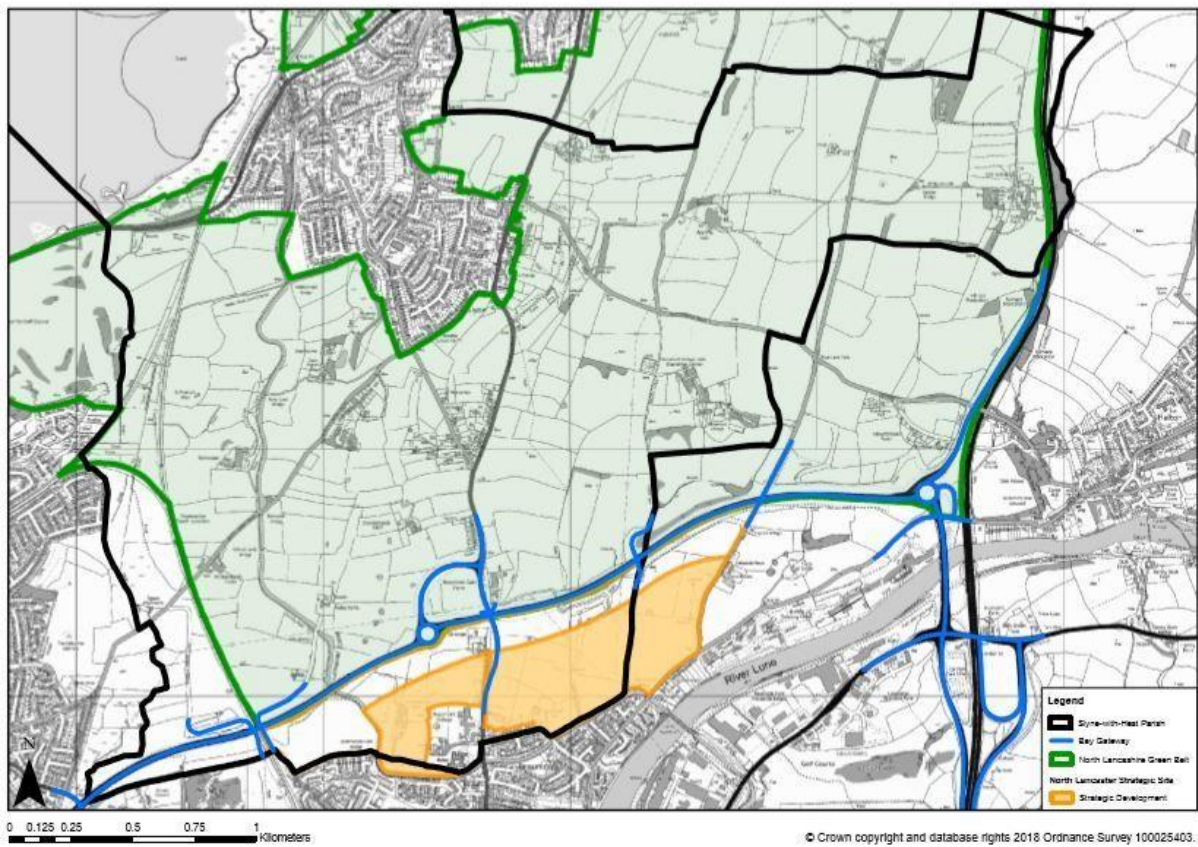


Figure 2. Strategic development area within Slynesh with Hest Neighbourhood Plan area

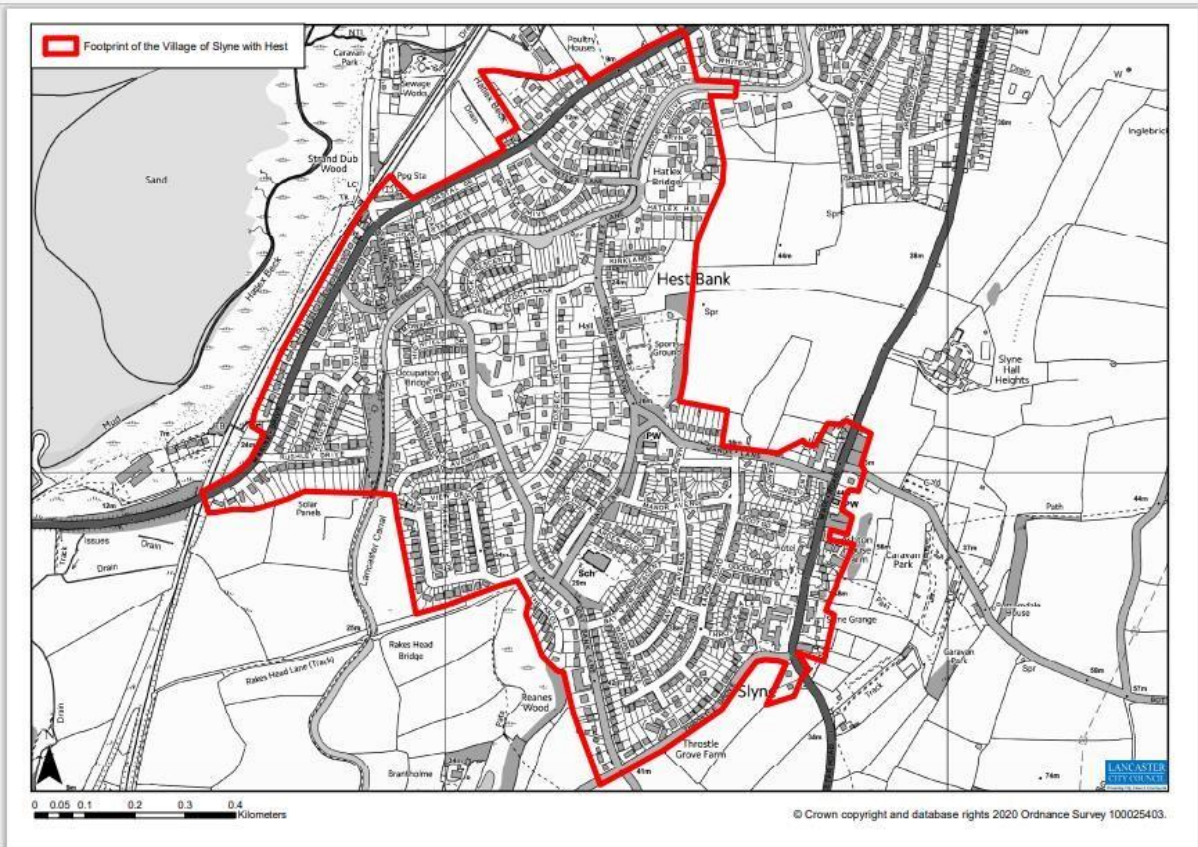


Figure 3. The footprint of the village of Slynesh with Hest

Section 2. “Our Slyne with Hest”

2.1. “Our Slyne with Hest”

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



Photo 1. Mature trees on Peacock Lane

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



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

2.2. History

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

2.3. Slyne

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

2.4. Townscape

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

2.5. Slyne Conservation Area

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



Photo 3. Buildings in the Conservation Area

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

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

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

2.6. Hest Bank

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

2.7. Townscape

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

2.8. Canals and Coast

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

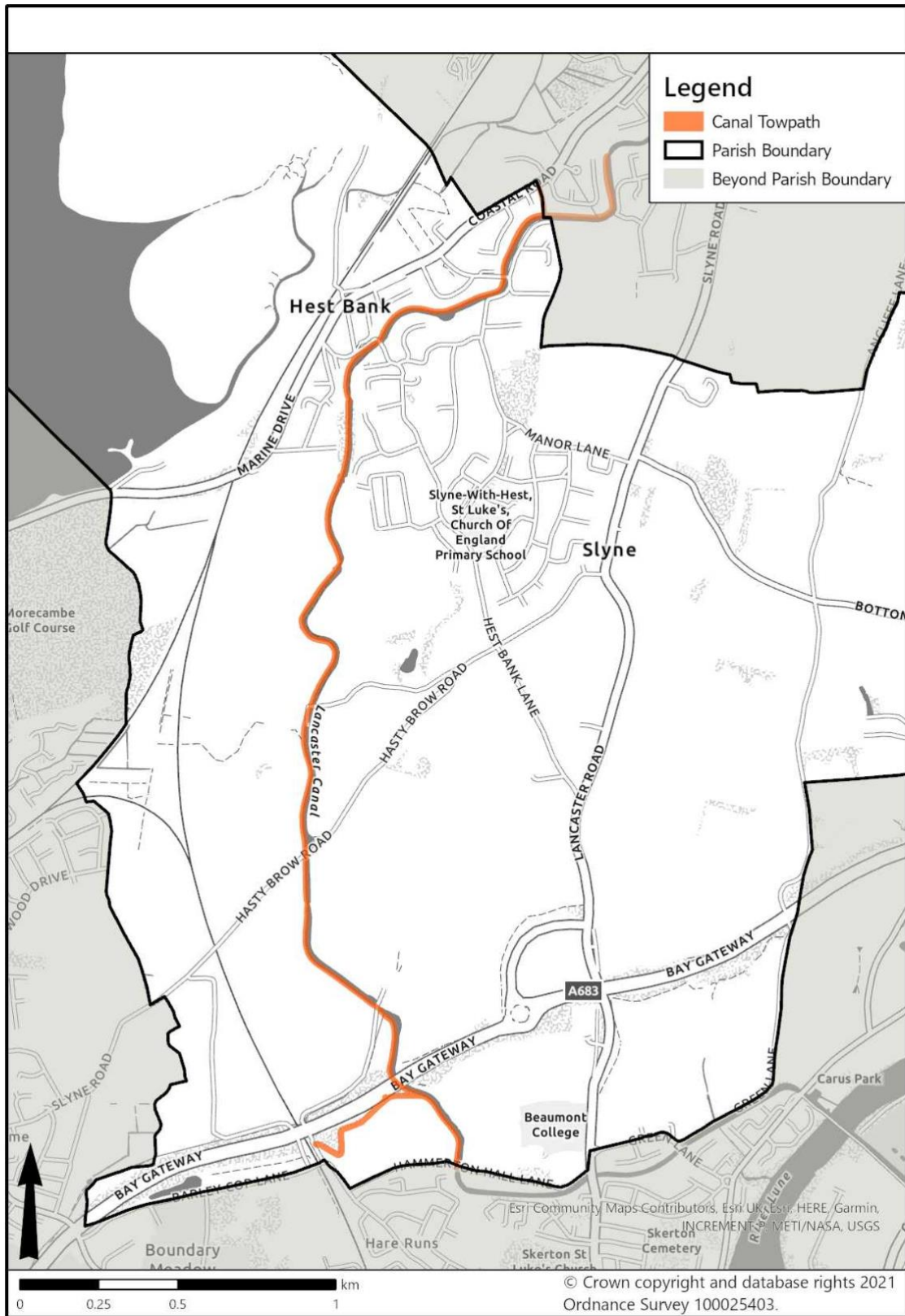


Figure 4. Lancaster Canal Towpath showing footpath up to Bay Gateway



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

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

2.9. Distinctive Architecture

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

2.10. Wider Parish

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

2.11. Topography

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

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

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

2.12. Historic Layout

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

2.13. The Growth of the Village

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



Figure 5. Slyne with Hest 1898²

² OS map First Series Sheet 91 NE Lancaster 1852



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



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

2.14. Character Areas

2.14.1. The Character Areas outlined on the Map at Figure 7 were identified within the Village. These represent various stages in the building history of the settlement and are the main reference point of Policy HE3, which uses the Character Areas to achieve coherence in future building styles.

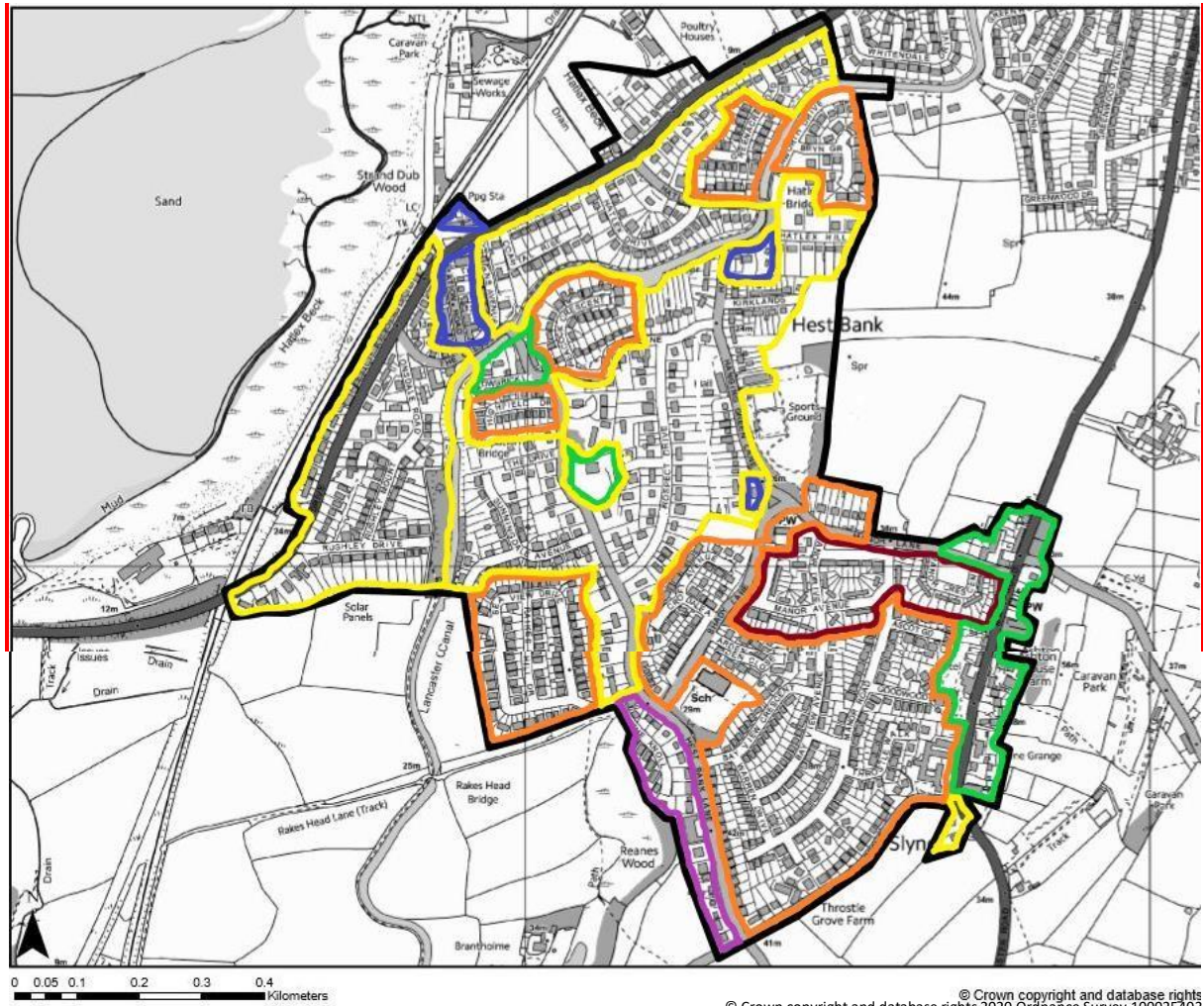


Figure 8. Character map of Slyne with Hest showing approximate building periods

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 to 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 to 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

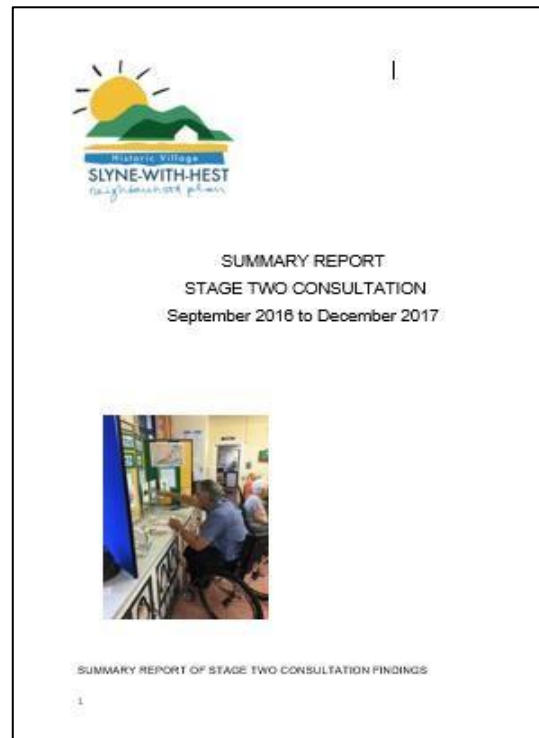


Photo 24. Stage Two Consultation Document

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
HRA1.	Protection of Ecologically Sensitive Sites
HE1.	Housing Need
HE2.	Site for New Development
HE3.	Future Housing Development
BE1.	Design
B1.	Business Development
NE1.	Flooding
NE2.	Views
NE3.	The Coastline and Development
COM1.	Community Facilities
COM2.	Recreational Facilities

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 HRA1. Protection of Ecologically Sensitive Sites

The Plan recommends that development proposals will need to demonstrate that no International designated site would be adversely affected by development either alone or in combination with other proposals, as per the requirements of Policy EN9 and SP8 of the Lancaster Strategic Policies and Land Allocations DPD. In line with the HRA for the Lancaster District Strategic Policies and Land Allocations DPD residential proposals within 3.5km of Internationally designated sites must be accompanied by a homeowner pack highlighting the sensitivity of the international sites and alternative areas for recreation.

4.2. Rationale for Policy HRA1

4.2.1. Morecambe Bay is the largest expanse of intertidal mudflats and sand in the United Kingdom, covering a total area of 120 sq. mi (310 km²). It is an area of huge scientific and ecological importance for its marine environment and as a food source for migrating birds of northern Europe and North America.

4.2.2. Development plans must meet the requirements of the Lancaster District Local Plan on protection measures for Morecambe Bay and Duddon Estuary Special Protection Area, Morecambe Bay Ramsar Site and Morecambe Bay Special Area of Conservation. The recommendations of the [Slyne with Hest Neighbourhood Plan 2017-2031 Habitats Regulation Assessment](#) aim to achieve this.

4.2.3. In view of the City Council's declaration of a Climate Emergency and the consequent fragility of the ecosystems within the Bay, this issue becomes increasingly important.

Policy HE1. Housing Need

The Plan proposes that:

- New housing development within the defined settlement boundary 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.
- In line with the Local Plan thresholds for the provision of affordable housing, proposed new housing developments must provide the maximum viable amount of affordable housing.
- 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 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.

4.3. Rationale for Policy HE1. Housing Need

4.3.1. 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. Appendix 5 describes the opportunity-based assessment process used.

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.

4.3.3. The Local Plan actively promotes residential growth within Slyne with Hest, with Policy H2 of the Local Plan Part 1 clearing 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.’

4.3.4. 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.

4.3.5. 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.

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

4.4. Age of Population

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

4.4.2. 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

4.4.3. 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.

4.4.4. 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

4.5. Available Housing

4.5.1. 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.

4.5.2. 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

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

4.5.4. 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.

4.5.5. 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.

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

4.6. Affordability

4.6.1. 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.

4.6.2. 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 \(Part II\)](#)

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

4.6.4. 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

4.6.5. 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.

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

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

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

Policy HE2. Site for New Development

This Plan proposes that the land west of Sea View Drive, Hest Bank, as delineated in Figure 10, is removed from the Green Belt, and allocated for 30-35 dwellings.

Figure 11 shows the boundary of the Green Belt after the proposed amendment. Figure 12 shows the boundary before the proposed amendment. The process of Identification and Assessment of land is contained in Appendix 5.

Any housing development must meet the following criteria:

1. A design-led approach to development shall be taken that responds to the character of the site and immediate vicinity and reflected in the scale, orientation and appearance of buildings, accessibility to and through the site, and accessibility features within individual buildings, the siting and provision of open and communal space, provision of Sustainable Drainage Systems (SuDs) and areas of planting for biodiversity. The approach shall be outlined in the Design and Access Statement.
2. The proposed housing mix shall respond to the most up-to-date information on local housing needs with support given to those proposals that include bungalows and two-bed homes, where the scale, massing and proportion of development relates positively in terms of scale and massing to that on Sea View Drive.
3. Subject to Local Plan thresholds for the provision of affordable housing, development must provide the maximum viable amount of affordable housing. All affordable housing must be designed such that it is tenure-blind i.e., it is of an equal quality in terms of its design and use of materials compared to the market element and it should be integrated into the overall proposal.
4. Location and orientation of buildings to be varied to add visual interest. Some houses should orientate their front aspect towards the canal to improve the visual appearance of the development from the canal and the canal towpath.
5. The site should include appropriately placed Sustainable Drainage area/s at surface level to allow for surplus rainwater collection and to supplement provision for native animal and plant species. The wet area at the South end of the site could incorporate such a collection area. Discharge of surface water to the Lancaster Canal 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 the Lancaster City Council Surface Water Drainage, Flood Risk Management and Watercourses Planning Advisory Note, May 2015, or any subsequent update of this. [Follow link for further guidance.](#)
6. Site design will include provision of a wildlife corridor alongside the Canal, which is a Biological Heritage Site, and the retention of natural features and associated native animal and plant species on the site in accordance with DM44 and DM45 of the Local Plan. There should be no planting of trees which will create deep shade over the canal water.

7. Any developer should demonstrate that the structural integrity of the canal infrastructure would not be harmed. (Ref: paras 170 (e), 170 (f) and 178 NPPF) Appropriate landscaping adjacent to the canal should be designed to minimise potential impacts on the amenity of the existing nearby canal moorings (Ref: Local Plan (Op.cit.) Policy T3).
8. A footpath/cycleway through the site from Sunningdale Crescent in the North towards Raikes Head Lane (commonly known as Old Bob's Lane) in the South will be constructed on the canal side of the development, leaving enough width for the wildlife corridor (see Criterion 6).
9. Housing should be fully compliant with M4(2) accessibility standards of Building Regulations, March 2015 or equivalent in successor documents. Site design should encourage movement around the site for people with mobility issues by minimising street clutter, thoughtful placement of utility equipment and the use of lowered kerbs and ramps. Easy access to the footpath/cycleway cited in Criterion 8 should be provided from all dwellings on the site.
10. Housing should incorporate energy efficiency measures over and above current Building Regulations standards where viable including Passivhaus standards and the Home Quality Mark.
11. Electric vehicle charging points should be incorporated into each new dwelling. Where viable, these should be Mode 3 Electrical Vehicle charge points, capable of a minimum of 7Kw charging. However, where faster charging points are viable, they will be encouraged. These should be located so that they are accessible for the user, taking into account the needs of physically disabled residents. If located in the public realm, charging points should not cause obstruction or hindrance to pedestrians or cyclists, and should be designed to minimise visual impact, being combined with lamp standards and other street furniture where appropriate. Cycle parking should be placed at a central location on the site and a minimum of two seating benches alongside the footpath/cycleway.
12. Car parking shall be provided in accordance with standards set out within Appendix E of the Local Plan Part Two. For dwellings with 2/3 bedrooms, 2 spaces are required. For dwellings with 4+ bedrooms, 3 spaces are required. Parking shall be provided within easy access of the dwelling, taking into account the requirements of mobility impaired residents. This includes space on either side of the car to open all doors fully. The location of parking provision shall reflect best-practice design principles so that it does not dominate the street scene and should ideally be inset from the building line. On-street parking and rear courtyards are discouraged.



Figure 9. Location and outline of allocated land

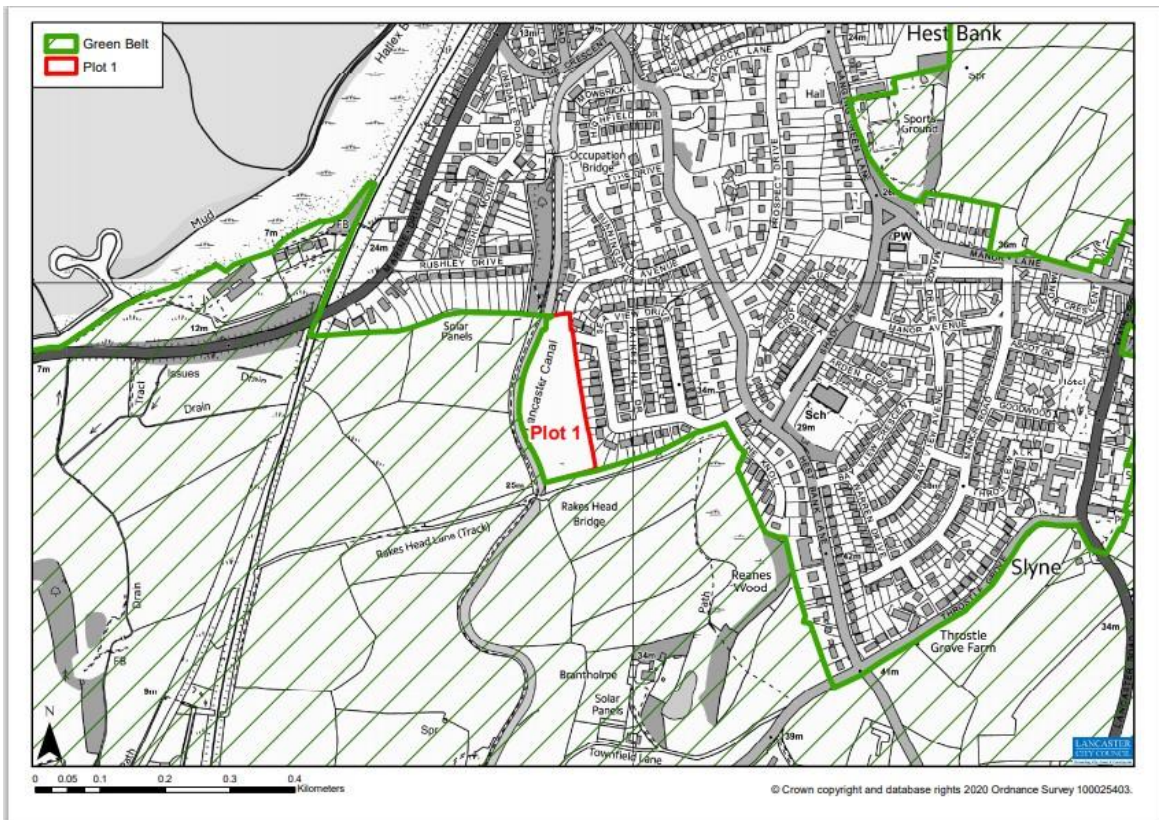


Figure 10. Green Belt boundary before change

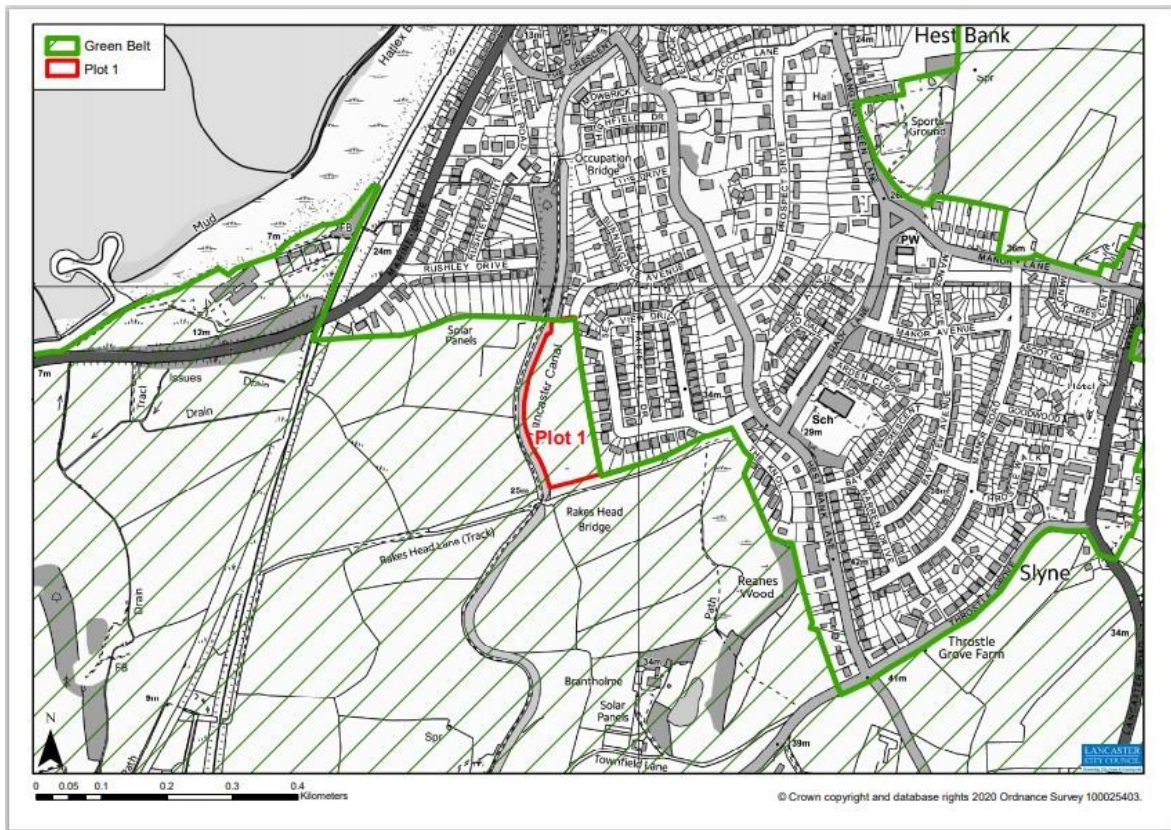


Figure 11. Green Belt boundary before change

4.7. Rationale for Policy HE2 Site for New Development

4.7.1. A brief background to the demand for more house building. As a result of the national shortage of housing which led to rising house prices, the 2015 government decided to build a million homes by 2020. In 2017 it brought out a White Paper entitled 'Fixing our Broken Housing Market'. (Ref: [Fixing our Broken Housing Market' Feb 2017](#)) This laid a responsibility on Local Authorities to calculate their local housing needs and to plan for the building of the extra homes they calculated would be necessary. [The Conservative manifesto of 2019](#) promised a further half a million homes by 2022. Lancaster City Council has been carrying through these objectives of the National government by way of its Local Plan.

4.7.2. Slynne with Hest has been identified as a Sustainable Settlement under Policy SP2 in the Strategic Policies and Land Allocations DPD of the Local Plan and thus as a sustainable location for future housing growth. Under Policies SP2, SP6 and HE2 of the Lancaster Local Plan Part One it is expected that Neighbourhood Plans positively and proactively plan for new housing growth in the Neighbourhood Plan Area, contributing towards meeting local needs and wider needs

4.7.3. Size of the Development. Objectives 1 and 2 of this Neighbourhood Plan state that housing development should be appropriate to the scale and the needs of the Village. Whereas the needs for housing development identified in the Local Plan are strategic and large-scale, demands upon rural areas illustrated by SP6 and H2 are on a smaller scale. The village itself needs only to maintain the viability of the elements that keep it sustainable, such as retail and service enterprises and services provided by local government and transport. A small increase in housing is needed to ensure future sustainability of these.

4.7.4. This is the expectation of residents recorded in the consultation process. Objectives 1 and 2 also make it necessary to attach any development to the footprint of the Village to prevent sprawl and to keep the settlement as a discrete entity.

4.7.5. There is no immediately available land inside the Village footprint or around it, not in the Green Belt, large enough to be considered for a development of the scale needed and the need to prevent merging with Bolton-le-Sands to the north, and ribbon development and sprawl to the south rule out other possible development plots. The site assessment justifications for the Land Allocation adjacent to Sea View Drive are set out in Appendix 5.

4.7.6. 'Land West of Seaview Drive' (Plot 1) was identified for its scale, location, availability, and achievability. The scale of the plot is important. A site in this part of the village for 30 to 35 houses will not cause sprawl but will maintain the village as a sustainable settlement. At the same time, it will contribute to housing needs of the Local Plan.

4.7.7. The choice of this scale of development has been a choice between a site of this size and a much larger one at 'Land North of Manor Lane'. The two plots were assessed in Appendix 5. Had the Manor Lane site been chosen, the number of houses to be built there could reasonably be expected to be around 200, a number argued in the assessment to be too large. It would be impossible to allocate such a site and expect fewer houses to be built than the site could reasonably hold. Once a smaller number of houses were present on the site, it would be very difficult to justify preventing any more building. There is currently a political imperative towards meeting the shortfall in housing and national builders and developers have substantial economic power. Developing part of a site is tantamount to conceding the development of the whole site.

4.7.8. Thus, there was a stark choice, in a situation where so little land was available and both possibilities were in the Green Belt, between approximately 30 houses and approximately 200 houses. The smaller site was chosen by the process outlined in Appendix 5 and the size of the site dictated the approximate number of houses to be built.

4.7.9. Amendment to the Green Belt. National Policy Planning Framework (NPPF) Paragraph 136 states:

‘Once established, Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, through the preparation or update of plans. Strategic policies should establish the need for any changes to Green Belt boundaries, having regard to their intended permanence in the long term, so they can endure beyond the plan period. Where a need for changes to Green Belt, boundaries has been established through strategic policies, detailed amendments to those may be made through non-strategic policies, including neighbourhood plans.’¹⁰

4.7.10. It is the view of the City Council, through the Local Plan, that they require Neighbourhood Plans to be positive and proactive in contributing towards meeting housing needs, primarily to meet local needs but also where possible to meet wider needs. Slyne with Hest is identified in SP2 as a sustainable settlement and in SP6 of the Local Plan as expected to supply development land contributing to house building numbers in the Lancaster District. In the context of Slyne-with-Hest the only way to be positive and proactive in this area is considering non-strategic amendments to the Green Belt to achieve this.

4.7.11. The Neighbourhood Plan considers that this is an ‘exceptional circumstance’ within the meaning of paragraph 136 of the NPPF. The Local Plan has proposed a strategic alteration of the Green Belt Boundary in this area of the Parish. The Neighbourhood Plan proposes to alter the detail of the one-hectare plot adjacent to Sea View Drive referred to. The area of land will provide for a sufficiently large development to fulfil housing needs to maintain the sustainability of the Village and to fulfil the demands of the Local Plan.

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

4.7.13. One of these parcels was SWH03 for the purposes of the Review and is the ‘Land West of Seaview Drive’ (Plot 1) allocated by policy HE2. The Review judged that this parcel of land made a ‘Strong Contribution’ to the Green Belt. The allocation was made in full knowledge of this judgement. While recognising the essential role of the Green Belt, the Neighbourhood Plan counters that the redrawing of the Green Belt boundary here: a) causes little loss of area to the Green Belt and does not effectively bring the settlements of Morecambe and Slyne with Hest closer together; b) produces a firm boundary for the redrawn Green Belt to replace the present weak

¹⁰ [National Planning Policy Framework, February 2019, Ministry of Housing, Communities and Local Government](#)

one and provides a clear and strong barrier to future encroachment into the Green Belt, consisting of the Lancaster Canal and Rakes Head Lane, an unadopted road.

4.7.14. The values of individual areas or parcels within the Green Belt were assessed in the 2016 Review on judgements of their contribution to the five purposes of Green Belt.

- i. To check the unrestricted sprawl of large built-up areas. The Review states that the parcel makes 'No Contribution' as there are no large built-up areas in the vicinity.
- ii. To prevent neighbouring towns merging into one another. The Review states that the parcel makes a 'Strong Contribution' because it forms part of a key area ensuring that the settlements of Morecambe and Slyne with Hest do not merge with each other. This is a reasonable judgement.

However, the Neighbourhood Plan draws attention to the scale of the area of the parcel relative to the other parcels in this part of the Green Belt between the two named settlements in Fig 13. These parcels are also judged as having a strong contribution to this purpose, but with most of them, their relative size makes this strong contribution much more significant in practical terms. 'Strong but less significant' would be a more accurate judgement on SWH03, had this been available in the methodology.

- iii. To assist in safeguarding the countryside from encroachment. The Review states that the parcel makes a Moderate Contribution. It draws attention to the openness of the site towards the South and West. It also points out that the Green Belt boundary alongside this parcel is 'a weak feature vulnerable to encroachment', being a series of garden fences to the rear of the existing Sea View Drive housing estate. This qualification is significant, in the view of the Parish Council.
- iv. To preserve the setting and special character of historic towns. The Review states that the parcel makes 'No Contribution.'
- v. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land. The Review states that the parcel makes 'No Contribution'.

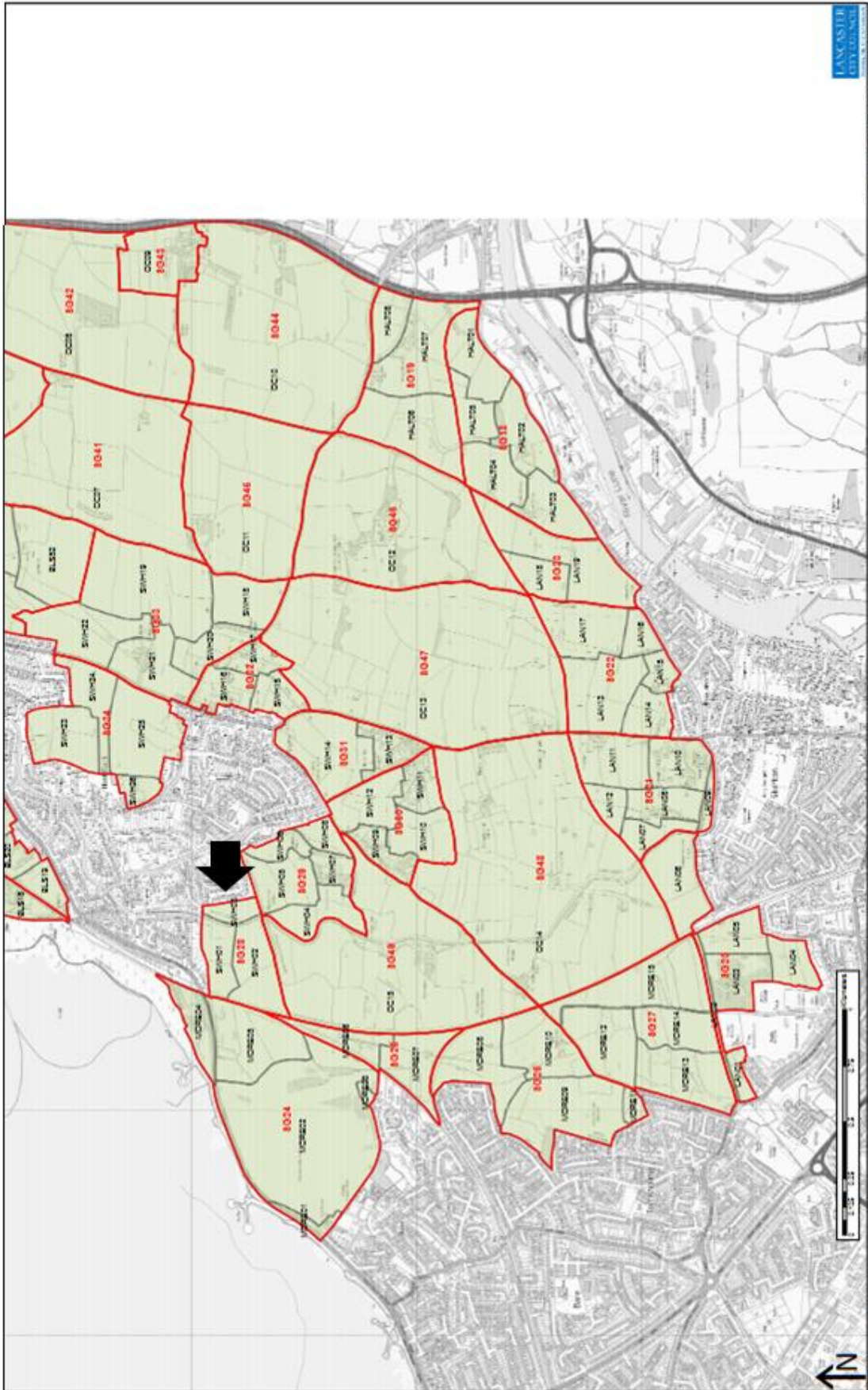


Figure 12. Size of Green Belt parcel SWH03 relative to the two settlements of Slyne with Hest and Morecambe

4.7.15. The five judgements form the evidence for the conclusion that the parcel makes a 'Strong Contribution' to the Green Belt, but this conclusion is questioned by the Parish Council.

4.7.16. The City Council's Methodology document, drawn up in preparation for the Review, outlines the scoring system they devised for the Review project. These explain how to weight various combinations of any five judgements into the 'overall'. It provides no particular guidance for the score reached for this parcel, but it does allow for 'professional judgement'. Some study of this guidance will show that professional judgement in this case, of three 'No's, one 'Moderate' and one 'Strong' could have fallen to an overall 'Strong' or 'Moderate'. The assumption is that most of the parcels in this area were deemed 'Strong' so that this was a score more consistent with the others. But looking at the Plot individually, and not as a region of the Green Belt, its own features make the judgement of 'Strong' questionable. See further argument in Appendix 5 'Green Belt Status and Green Belt Review'.

4.7.17. The argument cited above, concerning the relative size of the parcel shown in Figure 10, combined with the strengthening of the Green Belt boundary, which would result from the Neighbourhood Plan's proposed redrawing imply that the contribution of the parcel is not as 'Strong' as the Green Belt Review proposes and that the redrawing would benefit the third purpose locally by preventing encroachment past the Lancaster Canal. (Ref: [Appendix F North Lancashire Green Belt Review 2016 pp75-76.](#) and [North Lancashire Green Belt Review 2016 Full Report pp27-28.](#))

4.7.18. In summary, the Neighbourhood Plan justifies this allocation of land for development and the consequent redrawing of the Green Belt boundary on the following grounds:

- i. The area of land is available, accessible, and achievable, as demonstrated in the Identification and Assessment section of Appendix 5.
- ii. Slyne with Hest is named within the Lancaster Local Plan as a sustainable settlement, which should contribute towards future housing stock in the District.
- iii. There is no alternative site available which does not have Green Belt status.
- iv. The scale of the development possible on this plot is appropriate both to the wider needs of the community and to the size of the Village.
- v. This is 'a detailed amendment in a non-strategic policy' in the words of the NPPF para 136.
- vi. The area concerned has been judged to make a Strong Contribution to the Green Belt, but the Neighbourhood Plan raises questions as to the usefulness of this conclusion, emphasises that this is a small parcel within the Green Belt and that the future Green Belt will benefit from the stronger boundary that this amendment will provide.

4.7.19. A Rationale for each of the Building Criteria listed above in Policy HE2

1. The reason for this criterion is to promote and influence good quality design in new development, which reflects the character and qualities of the natural and built form. This will enable decision-makers and others to better understand how the development scheme will fit into the wider neighbourhood and how it will be delivered in order to provide benefits

- to local residents and the wider community. Any concerns can be addressed, and potential impacts of the development can be mitigated prior to any commencement.
2. This criterion matches the size and types of housing to be built with evidenced need from the Parish. Consultation feedback shows a need for smaller housing for an ageing population within the village, to enable some down-sizing and release of larger houses within the Parish. Smaller housing may also suit younger demographics, for whom, larger houses in the Parish would be beyond their means, or households without children. The NP envisages smaller housing units as these will produce a greater housing density, for dwellings with a relatively low massing, (Ref: Note on Housing Density) more efficient use of the land, and housing that will conform generally to the character of the dwellings already present on Sea View Drive, in keeping with the ideas discussed in Policy HE3 Future Housing Development.
 3. This stipulation follows from Objective 1. The Neighbourhood Plan recognises the need within the District for not only more housing, but for more affordable housing. House values within the Parish are higher than in Lancaster District as a whole (Ref: Latest Affordability Data, Policy 1 Rationale paras 4.5.3 – 4.6.6), but some contribution needs to be made to local provision of 'more affordable' dwellings and these should not carry any stigma or differentiation in their appearance from houses in the same development.
 4. A design-led approach should be adopted that reflects local assets and character. These key features should be established early in the design process in order for development proposals to preserve and enhance them. These include key views into, through and away from the site.
 5. This criterion presents an attractive way of helping to reduce floodwater by taking it into the soil on the site. The Surface Water Drainage, Flood Risk Management and Watercourses Planning Advisory Note prepared by LCC provides guidance and advice which should be referred to when planning for SuDS. These spaces also have the potential to take on a multi-functional role, providing local habitats for wildlife, and can provide an attractive setting for new development.
 6. Much concern for the impact of building on wildlife has been expressed by village residents. The aim here is to provide improved planting by the canal side which will boost the ecology of the area. Wildlife corridors need to be continuous along the canal to allow species to pass through the site and to allow for new habitat space. In addition to this, SuDS such as wetlands, swales and attenuation ponds will be encouraged. A buffer zone of open space to the south of the proposed site will help minimise impacts further and could be incorporated into measures to control flooding and protect biodiversity along the canal.
 7. The Plan supports the Canal and River Trust in maintaining the physical structure of the canal and providing a pleasant environment at the canal side for all users. The canal is a tourism route serving the whole of North Lancashire and the Parish needs to play its part in maintaining the attractiveness of the route along one of its finest stretches.
 8. The Plan aims that, at some point in the future, this route will be able to be connected to the canal bridge and Rakes Lane, providing a link with the network of cycle paths and footpaths already available. When this happens,

- good signage on this site, appropriate to this point in the cycle network would be supported.
9. It is important to provide easy access into and within new dwellings to encourage social inclusion. The introduction of ramps and wide walkways mean that these properties will be appropriate for those with mobility issues. The aim is to achieve buildings that will adapt through the lifetime of their residents so that these can be long-term homes, and this will be a stable residential estate in keeping with the Village as a whole. The houses should appeal to a wider range of buyers.
 10. Following the declaration of the City Council on 30 January 2019 of a Climate Emergency and a target of net zero carbon emissions by 2030, new building should conform to the highest standards of energy efficiency. Building standards are discussed further in Policy BE1 Design.
 11. The Plan recognises the inevitable move towards the electrification of personal transport. Fitting good electrical charge points at construction is the most economical way of achieving readiness for this demand. Opportunities to support sustainable and active modes of travel should also be explored, facilitating a move away from travel by car for all journeys, particularly those shorter trips that could be made by foot or by bike. To support this, safe and secure cycle parking should be provided in new development, and benches and other associated street furniture provided in the public realm to support walking, particularly for those with mobility issues wishing to walk for their health and well-being.
 12. This is in line with the current policy of Lancaster City Council, as described. Any move on the part of the City Council in the future to reduce car parking to a minimum of one space per household, so as to discourage travel by car, would be supported.

Policy HE3. Future Housing Development

The Plan recommends that proposals for residential development on small windfall sites attached to or within the village footprint of Slyne-with-Hest (see Fig 3) will be supported where they clearly respond to the Character Area within which they are located, expressed in terms of the scale, massing of buildings, density, and materials, and have reference to the Area's architectural styles, as described below.

Development within Slyne Conservation Area must conform to DM38 of the Local Plan (op.cit.) and to Policy BE1 section 2 of this Plan which relates specifically to this Area.

4.8. Character Areas

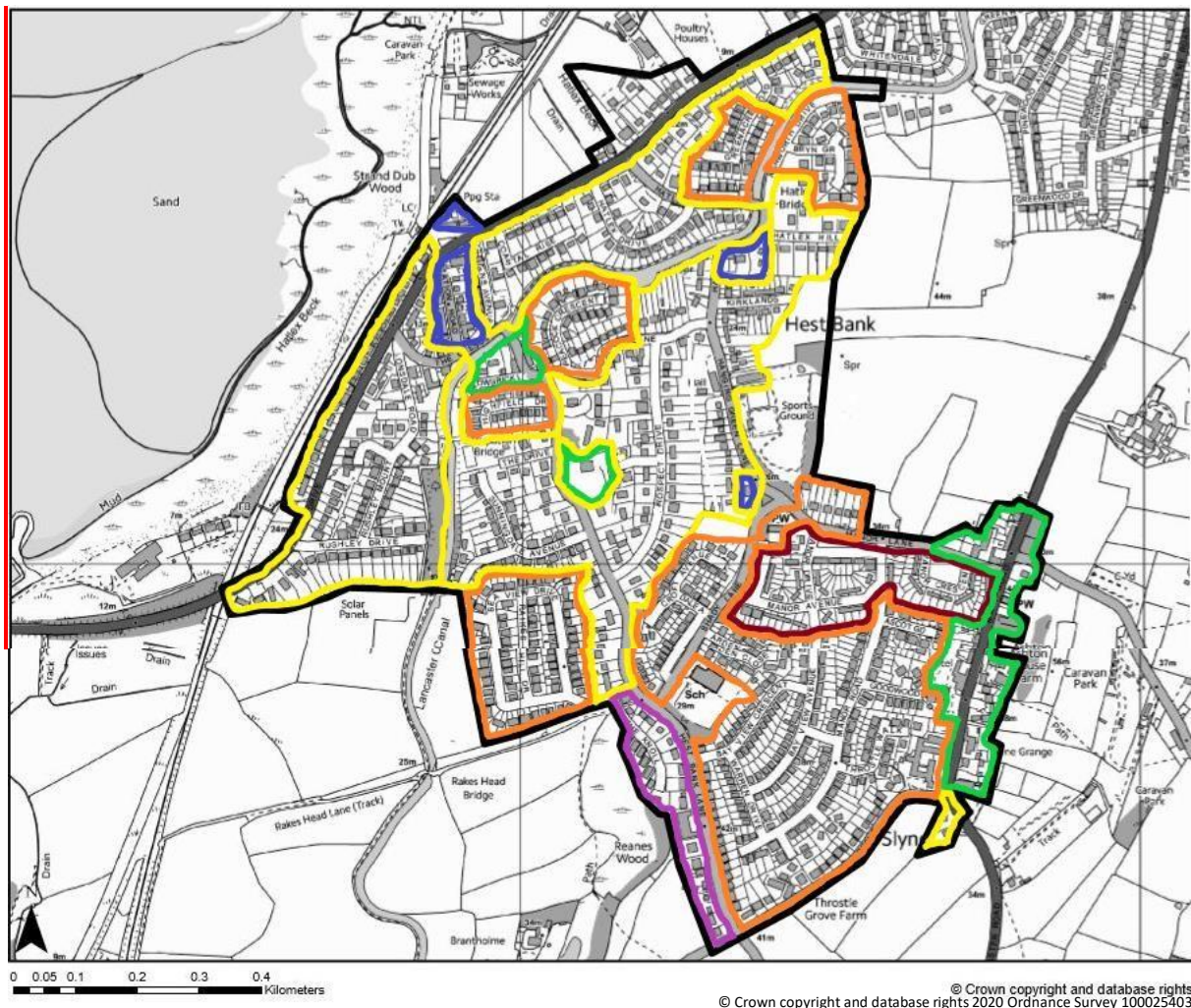


Figure 13. Character Area Map

Key to Character Map:

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

4.8.1. The following passages are descriptive and are to assist the assessment of development. Housing densities are generally 'High' in terms of the 'Notes on Housing Density' (see Appendix 5). This is to ensure efficient use of land. Building materials and possible alternative materials are further described in Policy BE1, section 4.

4.8.2. The Conservation Area of the Village see Figure 8, 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.

4.8.3. 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.

4.8.4. 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.

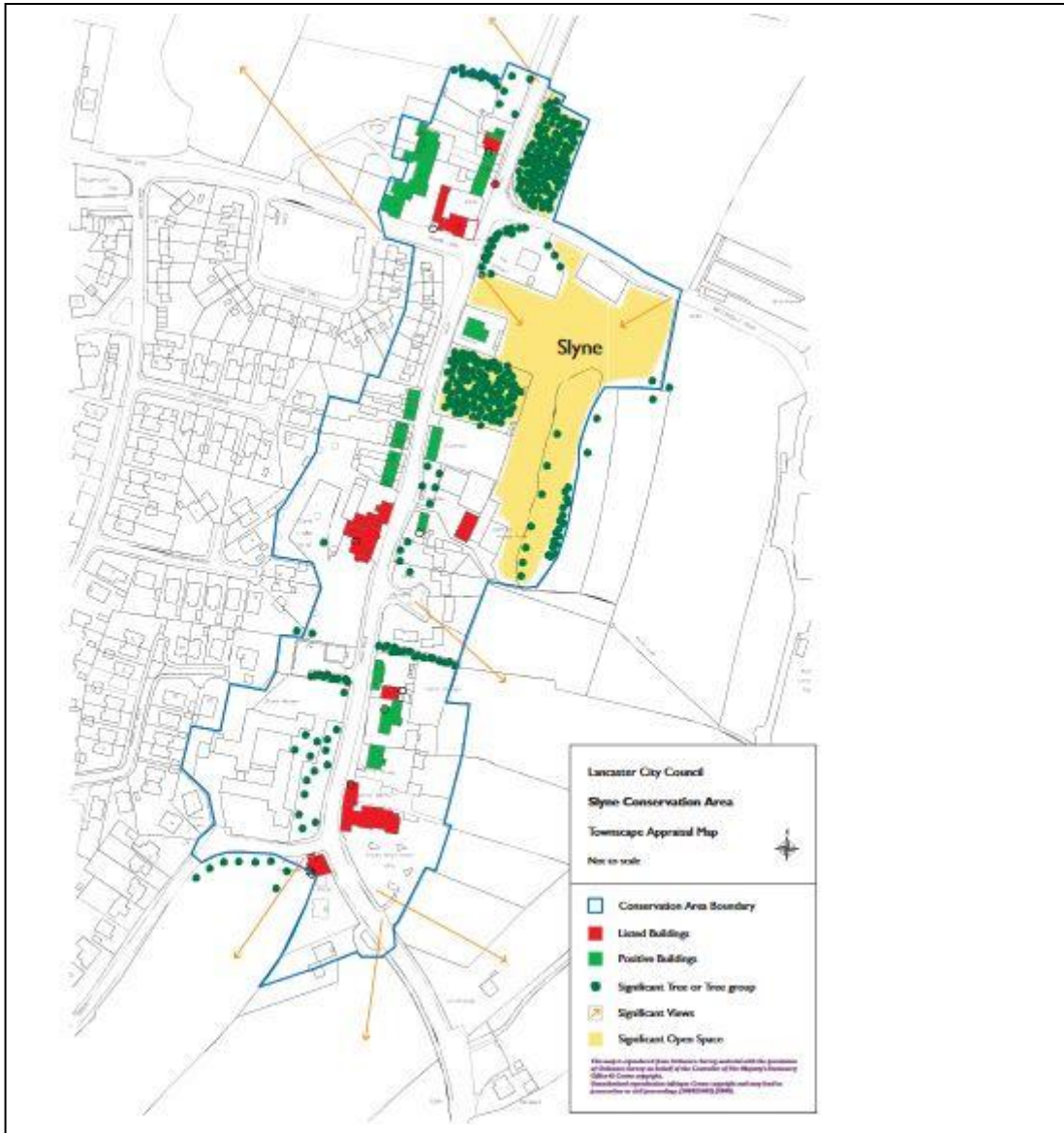


Figure 14. Slyne Conservation Area. Map from Slyne Conservation Area Appraisal LCC December 2009



4.8.5. 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

4.8.6. 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.

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

4.8.9. 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.

4.8.10. 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.

4.8.11. 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.

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

4.8.13. 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.

4.8.14. 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.

4.9. Rationale for Policy HE3

4.9.1. Policy HE3 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.

4.9.2. Although development around the village footprint is problematic, as argued in Policy HE2, the Parish Council accepts that there may be small, incidental or windfall developments within the Parish.

4.9.3. 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

The Plan recommends that housing developments in the Parish must 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. Density of housing in the Conservation Area is High relative to the rest of the Village. See Rationale Point 2 (Conservation Area)
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.

4.10. A Rationale and Further Explanation for Policy BE1 Design

1. As outlined in National Planning Practice Guidance, 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

The Plan proposes that sustainable rural tourism and small business developments that benefit business, the local community and visitors will be supported if they respect the character of the countryside and their design, construction and operation have minimum impact on the environment and reflect the nature of the Parish, development within the Green Belt should have due regard to guidance contained within paragraphs 89 and 90 of the National Planning Policy Framework and Policy DM47 of Lancaster District Local Plan.

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.

The development of small storage/work units **other than E (g)(iii) and B2 use** will be supported when their use does not have a negative impact on the neighbourhood and their design is in keeping with the local area.

Proposals for development on previously developed land in the Green Belt will need to satisfy policies in the Lancaster Local Plan. 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) may 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 add significantly to traffic volume and congestion

4.11. Rationale for Policy B1. Business Development

4.11.1. 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.

4.11.2. 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.

4.11.3. 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.

4.11.4. 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.

4.11.5. 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 county¹¹.”

4.11.6. 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.

4.11.7. 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.

4.11.8. 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.

4.11.9. Working from home is encouraged as it has the potential to contribute to sustainable development. It can reduce out-commuting, boost local economies

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

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.

4.11.10. 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.

4.11.11. 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.

4.12. Tourism

4.12.1. 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.

4.12.2. 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.

4.12.3. 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.

4.12.4. 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.

4.13. Development of Small Storage/Work Units

4.13.1. 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.

<u>Health/Social care related</u>	<u>Food/hospitality</u>	<u>Animal related</u>	<u>Shops</u>	<u>Other</u>
Home care for elderly/severely disabled	Pubs – The Keys, Hest Bank Inn, The Lodge	Animal feeds and supplies – Spare moments	Hairdressers, barbers, beauticians	Farms
Child minders	Hotel The Lodge	Hest Bank Kennels	General Store/Post office - Londis	Garage – Coastal Racing
Dental practice	Chinese takeaway	Stables	Mirrors/pictures	Trades people working from home
Osteopathy clinic	Cafe – The Shore Cafe		Pharmacy	Publishing – Local Choice – advertising magazine
Care homes for elderly	Caravan parks		Part time post office on Coastal Road	Home workers
Nursing homes for the elderly	Milk delivery			Bay Partnership
Pre-school	Manor Tea Room			

Physiotherapy clinic	Micro-pub The Crossing			
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Table 5. Type of Business in the Parish

Policy NE1. Flooding

The Plan proposes that in accordance with paragraph 155 of the NPPF, inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere. Development proposals, in areas where flooding from either surface water or coastal flooding is a known issue, will be resisted unless suitable mitigation can be provided. Such mitigation must not exacerbate run off elsewhere and wherever possible seeks to provide a betterment. Development in these areas will only be considered if no other land is available.

- All new developments must have a site-specific flood assessment that gives adequate and appropriate consideration to all sources of flooding and proposed surface water drainage
- Strategic flood risk assessments should be the primary source of flood risk information as to whether areas may be appropriate for development
- Local evidenced knowledge of flooding must be incorporated into all site-specific flood risk assessments, via consultation with the Parish Council
- New development should be designed to maximise the retention of surface water on the development site and to minimise runoff. The approach to surface water drainage should be considered in liaison with the LLFA, the public sewerage undertaker and where appropriate the Environment Agency.
- Proposals for development shall where-ever possible integrate Sustainable Urban Drainage systems (Suds) in accordance with the Planning Advisory Note outlining best practice principles and design guidance published by Lancaster City Council (Surface water drainage, flood risk management and watercourses, May 2015) or any subsequent update of that.

4.14. Rationale for Policy NE1. Flooding

4.14.1. 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.

4.14.2. 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)

4.15. The Coast Line

4.15.1. 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.

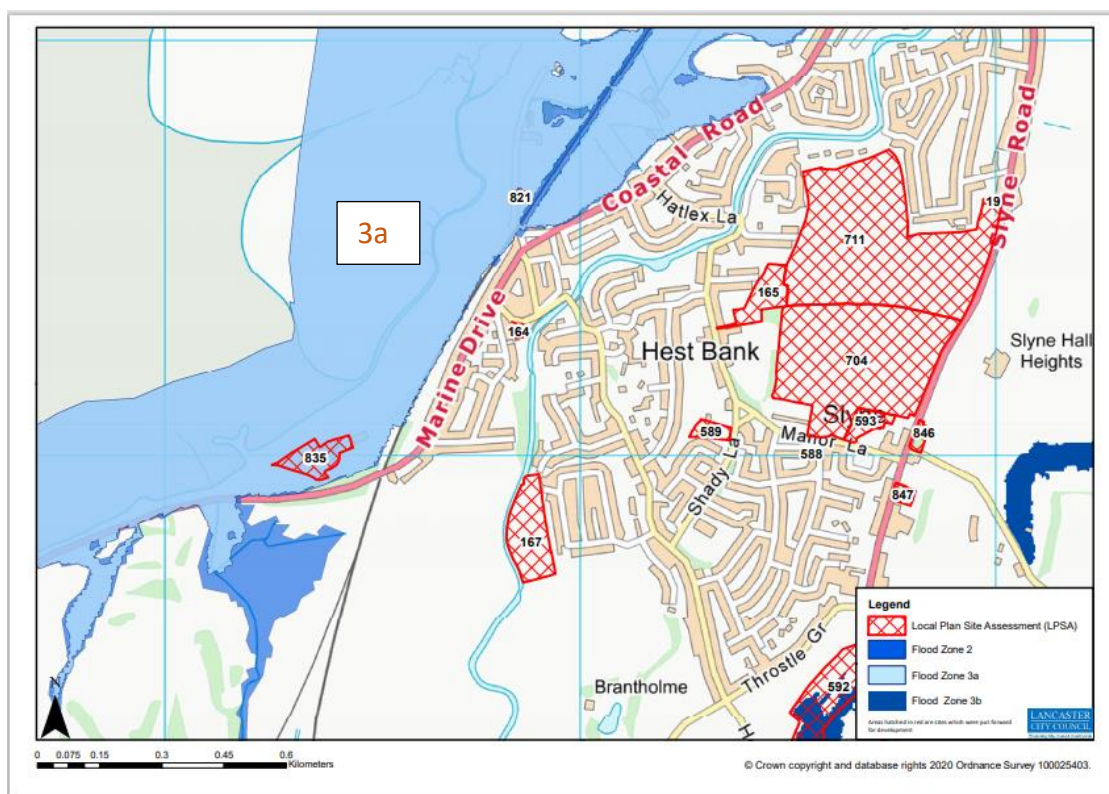


Figure 15. Lancaster City Councils Strategic Flood Risk Assessment (2018) (Flooding from the Sea) for Slyne with Hest Parish

4.16. Bottomdale Road/Hest Bank Lane

4.16.1. 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

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

4.16.3. 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](#).

¹² Lancashire County Council - District Flood Report 2015.

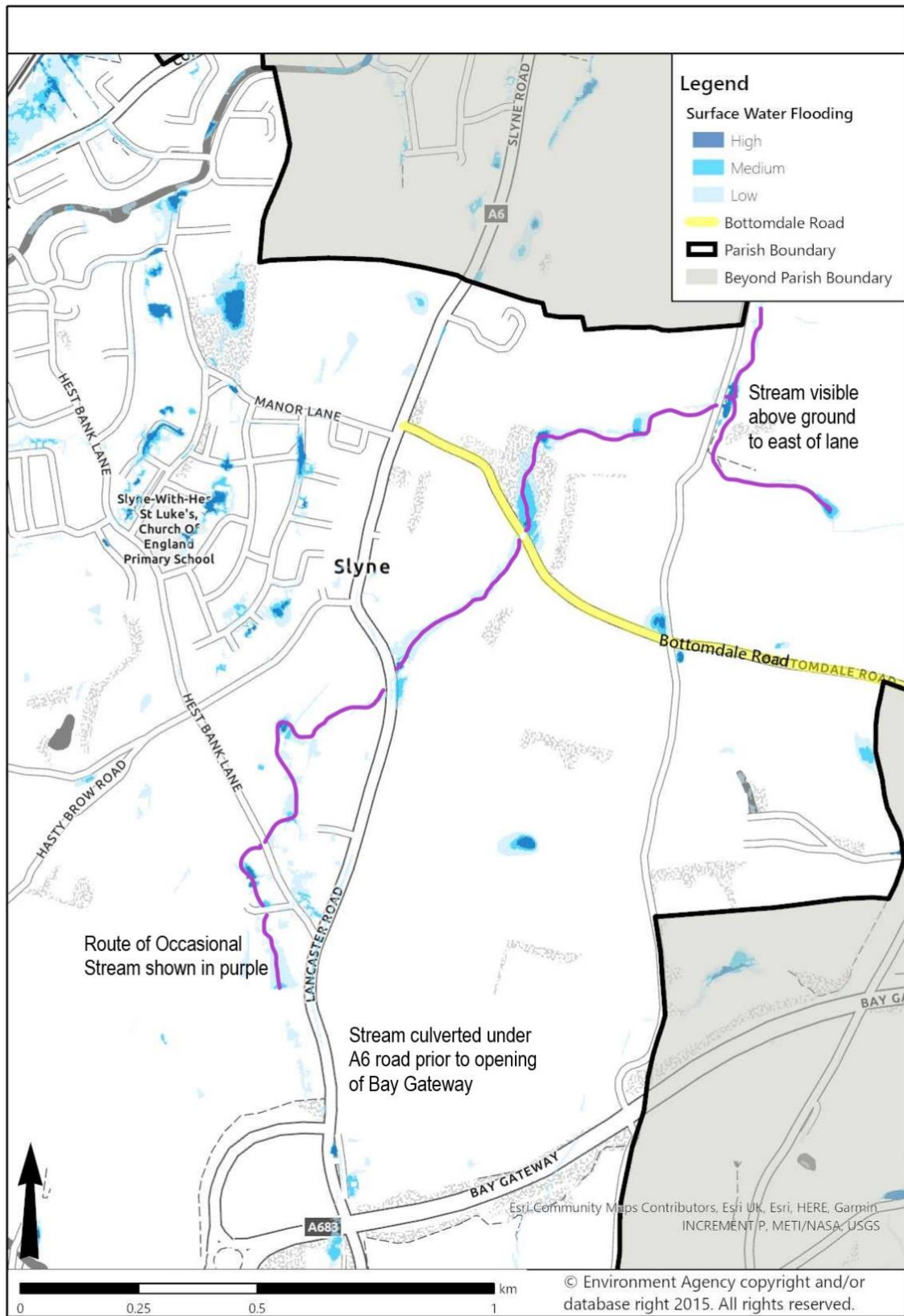


Figure 16. Flood Risk Assessment from Surface Water: Bottomdale Road to Hest Bank Lane

4.17. The Recreation Field

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

4.17.2. 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.

4.18. Surface Water Drainage

4.18.1. 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.”

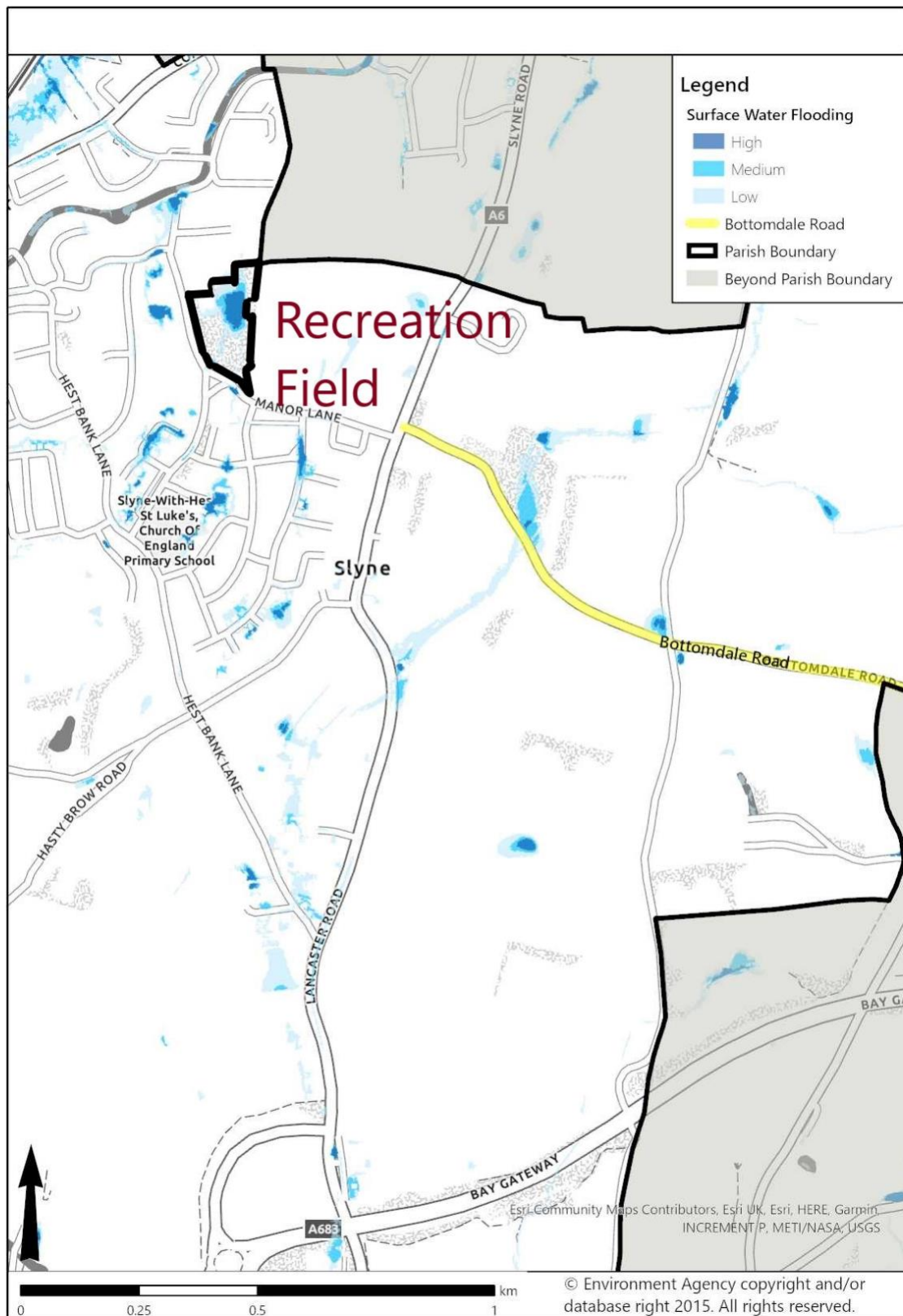


Figure 17. Lancaster City Council Strategic Flood Assessment: Risk of Flooding from Surface Water (detail showing Recreation Field)



Photo 28. Flooding of Tennis Courts at the Recreation Ground

Policy NE2. Views

The Plan endorses maintaining views from within the Village and the Parish.

- Any development within the Parish should particularly seek to protect the twenty Viewpoints illustrated in Figure 17 on page 56.
- 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.
- Developments should not cause any loss of significant views, in the way described above, from any highway, public right of way, footpath, cycle route or canal towpath, which currently provides open field aspects, views over Morecambe Bay or other long views.

4.19. Rationale for Policy NE2. Views

4.19.1. 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.

4.19.2. 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.

4.19.3. 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.

4.19.4. Figure 18 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.

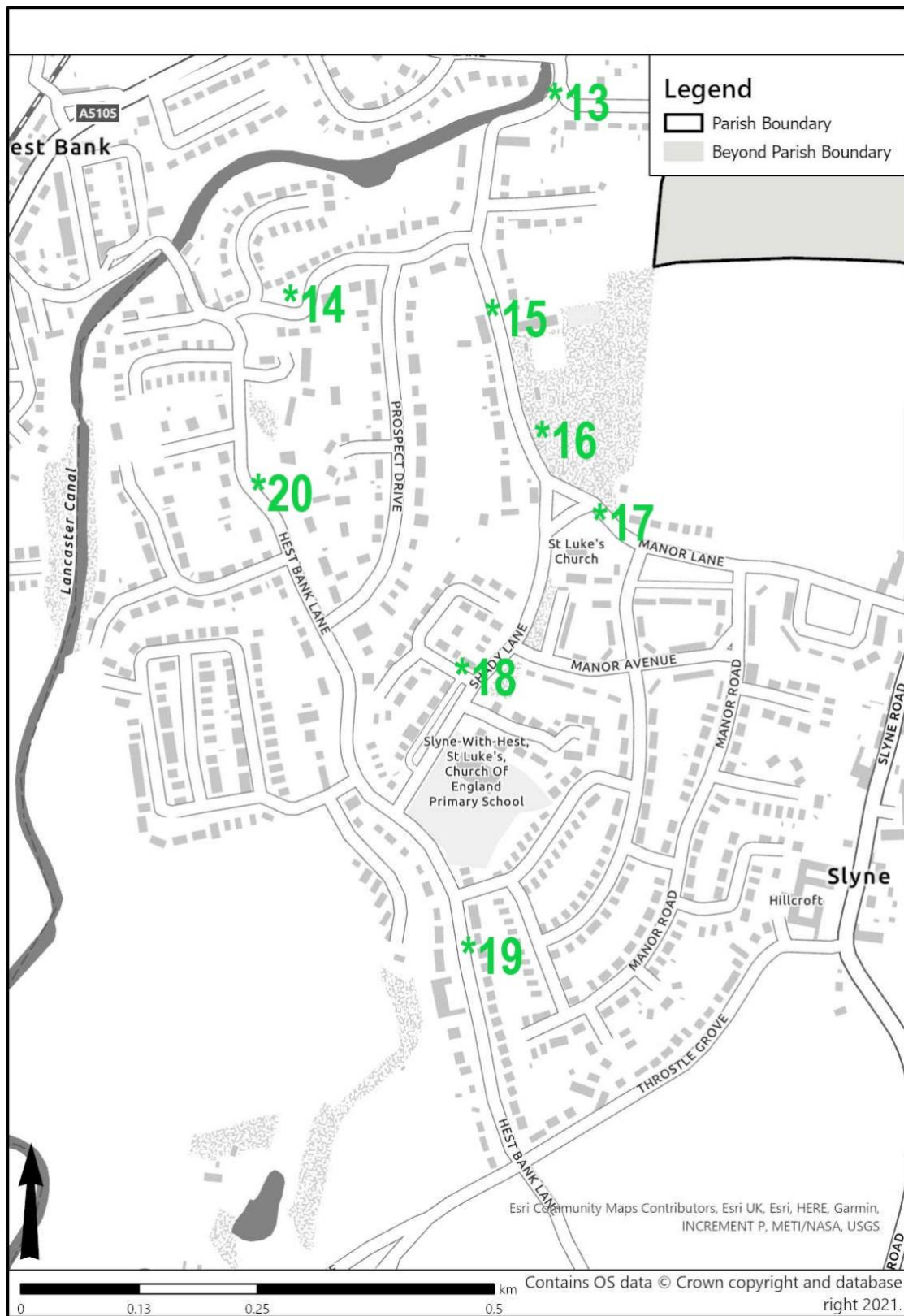


Figure 18. Viewpoints within the Village

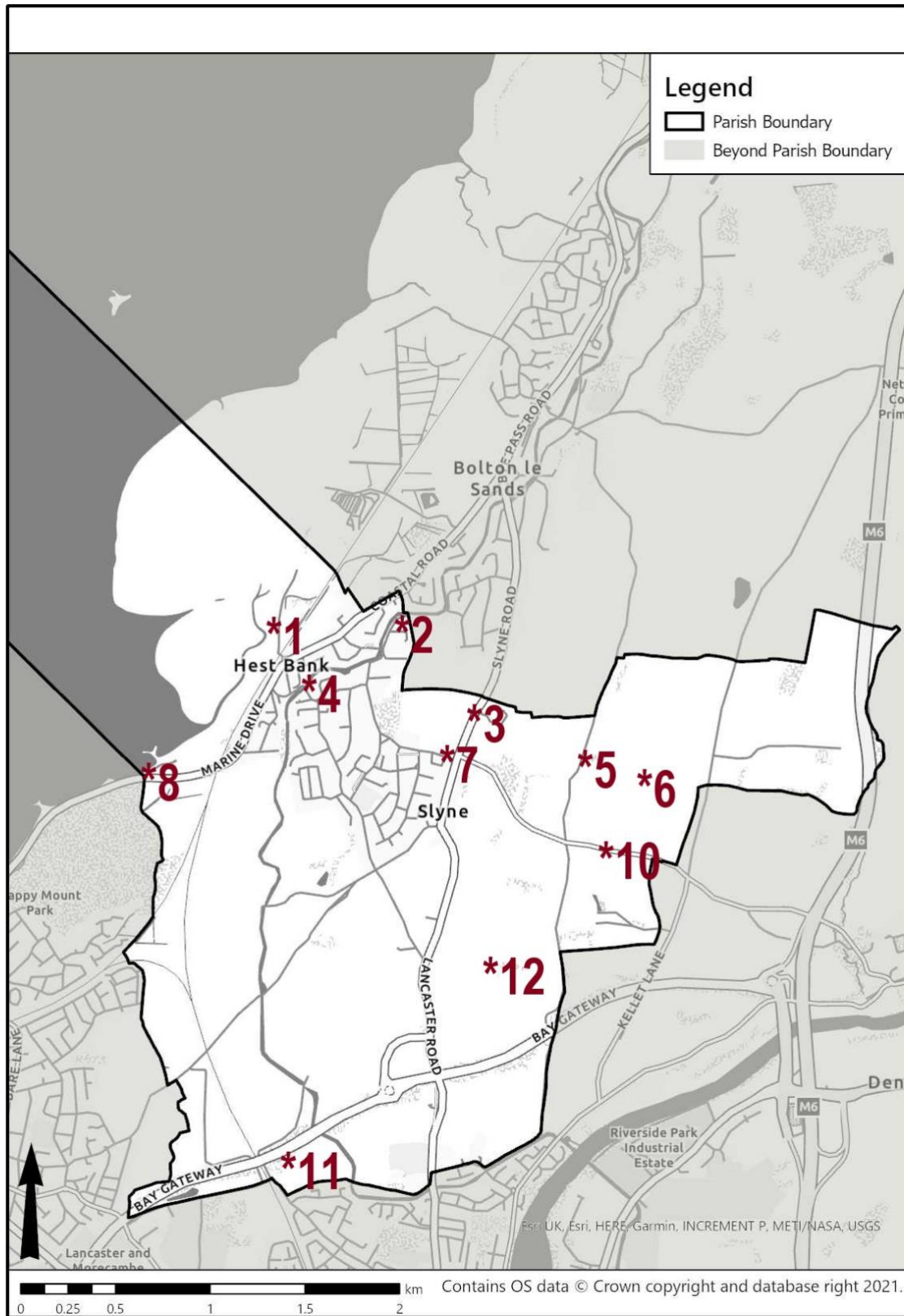


Figure 19. Viewpoints within the Parish

Key to Landscape Views		
	Views From	Views To
1	Shore accessed from old Station. Grid reference: SD46836 66716	South Lakes Fells and Furness Peninsula
2	Canal towpath North of Hatlex Bridge, Grid reference: SD47405 66727	Sands of North Morecambe Bay and South Lakes Fells
3	A6 at Parish boundary	View into Slyne from North showing rolling drumlin landscape.
4	Hest Bank Canal Bridge	Raised view across the Bay framed by trees. Particularly good summer sunsets.
5	Ancliffe Lane, North of farm. Grid reference: SD48462 66093	View of drumlin landscape along undeveloped valley.
6	High point of Public Right of Way, East of farm. Grid reference: SD 48913 66057	360-degree view to Pennines, South of Lancaster, Farleton Fell, Lake District Fells, Fylde Coast.
7	Junction of Manor Lane and Manor Crescent	View of Grange and the Lakeland Fells.
8	A5105/Parish boundary. Promenade and public access road	Shore view across sands and watercourses. North East along shoreline. Shore bird watching.
9	Junction of Hest Bank Lane and Throstle Grove	View to Clougha and surrounding moorland.
10	Bottomdale Road approaching Kellet Lane. Grid Reference: SD 48730 65503	Extensive, high views to East and West.
11	Bench overlooking Bay Gateway. Grid reference: SD 46913 63902	Almost 360 degrees from Heysham clockwise to Clougha
12	Public Right of Way along drumlin ridge. Grid Reference: SD47978 64851	Extensive views along ridge footpath to East, West and South and locally of tree capped hilltops.
Key to Village Views		
	Views From	Views To
13	Vicinity of Hatlex Bridge	Canal and listed canal bridge in leafy setting with Morecambe Bay in the background
14	Peacock Lane	Mature trees and greens provide seasonally varying views.
15	Hatlex Lane and Hanging Green Lane	Leafy views along historic lanes leading to the canal.
16	Recreation Ground	Wooded roadside and walks, mature gardens, and open green space.
17	Hanging Green	A central feature of Slyne, flanked by Paley and Austin Church of St Luke's and stone cottages.
18	Shady Lane	Mature trees, green areas, and well-kept school grounds.
19	Junction of Hest Bank Lane and Bay View Crescent	Leafy lane descending to Hest Bank.
20	The Prospect, Hest Bank Lane	Mature trees and extensive gardens in the vicinity of Georgian house.

Table 6. Key to Viewpoints

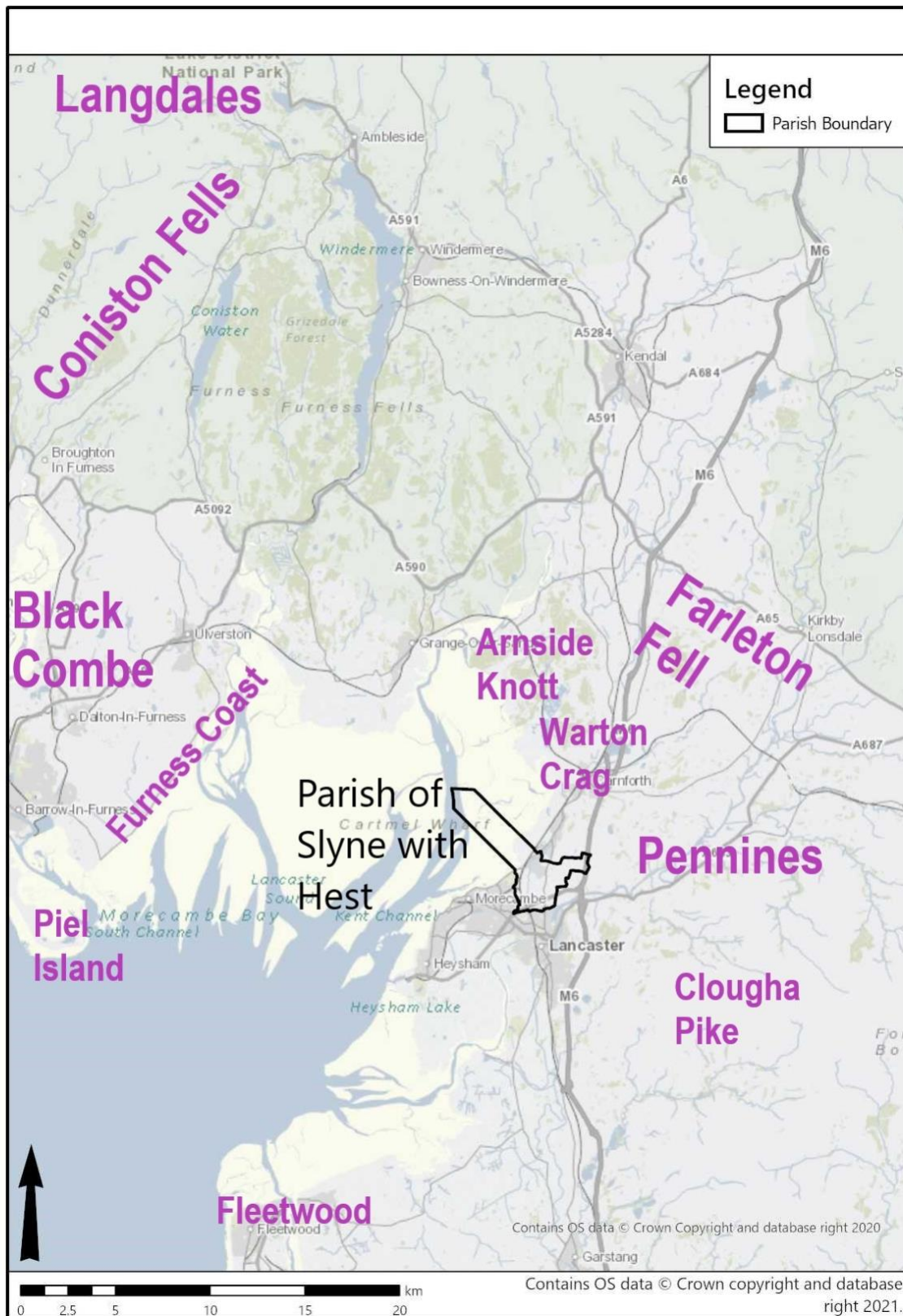


Figure 20. Distant views shown in purple from viewpoints cited in Table 6

Policy NE3. The Coastline and Development

The Plan advises that 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.

4.20. Rationale for Policy NE3. The Coastline and Development

4.20.1. 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.

4.20.2. 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.

4.20.3. 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.

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

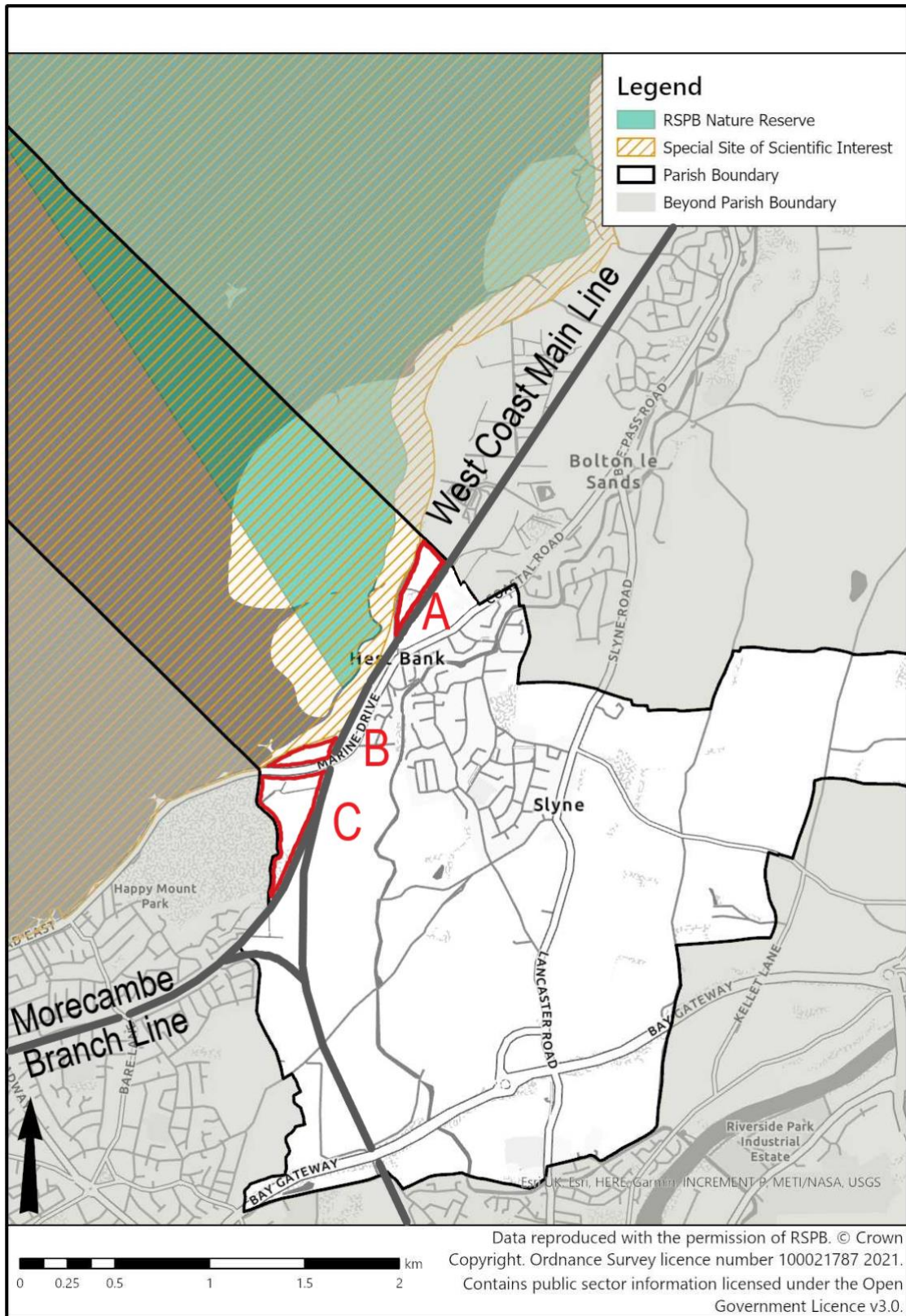


Figure 21. Areas to be protected by Policy NE3

4.20.5. 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.

4.20.6. The shoreline between Scalestone 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.

4.20.7. 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.

4.20.8. Much of the area, but not all, as described is already protected by legislation as shown in Figure 21. 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

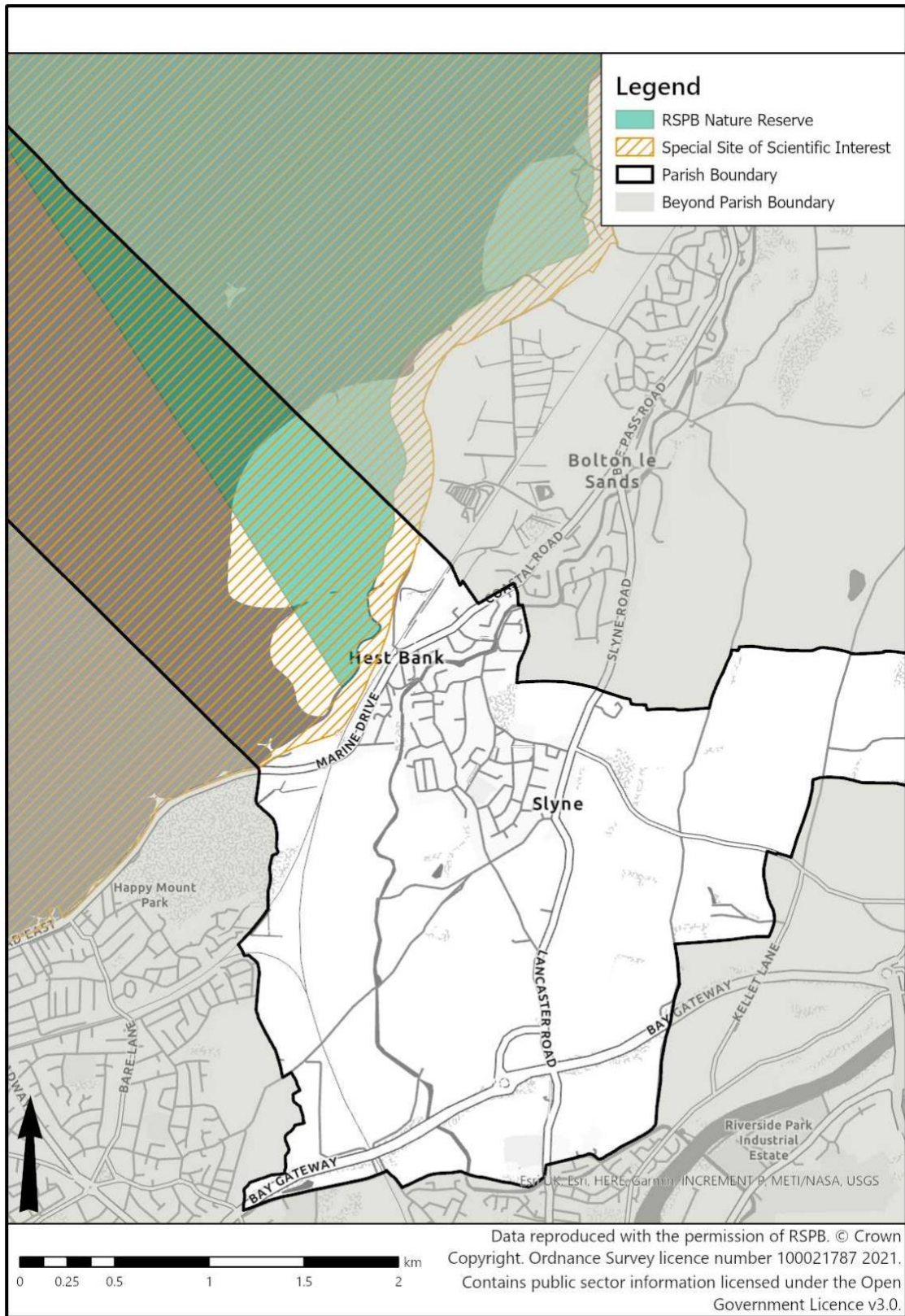


Figure 22. Land in Parish that is part of SSSI and RSPB Reserve

Policy COM2. Community Facilities

The Plan proposes that the facilities listed below 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

The Slyne with Hest Neighbourhood Plan and Parish Council supports the building and development of multi-use community buildings in the Parish, ensuring any development is of sensitive design, in keeping with its immediate surroundings and offer flexible space that can adapt to the changing needs of the community.

Proposals that help improve the quality of the facilities listed below are welcome. [Community Infrastructure Levy](#) (CIL) funds received through development, including that received through the neighbourhood portion of CIL, may be directed towards improving these facilities.

- Replace the existing Scout hut and/or incorporate into a redeveloped Memorial Hall
- Improve facilities and activities at the Slyne with Hest Memorial Hall

Planning applications that would result in the loss of buildings that provide residents with recreational activities must provide compelling and detailed evidence in accordance with Policy DM55: Protection of Local Services and Community Facilities or its successor policy, to demonstrate that the asset no longer has an economic or social value to the community.

4.21. Rationale for Policy COM2. Community Facilities

4.21.1. 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 21. 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 sub group of the neighbourhood planning group. [See Appendix 3 page 23. M.](#)

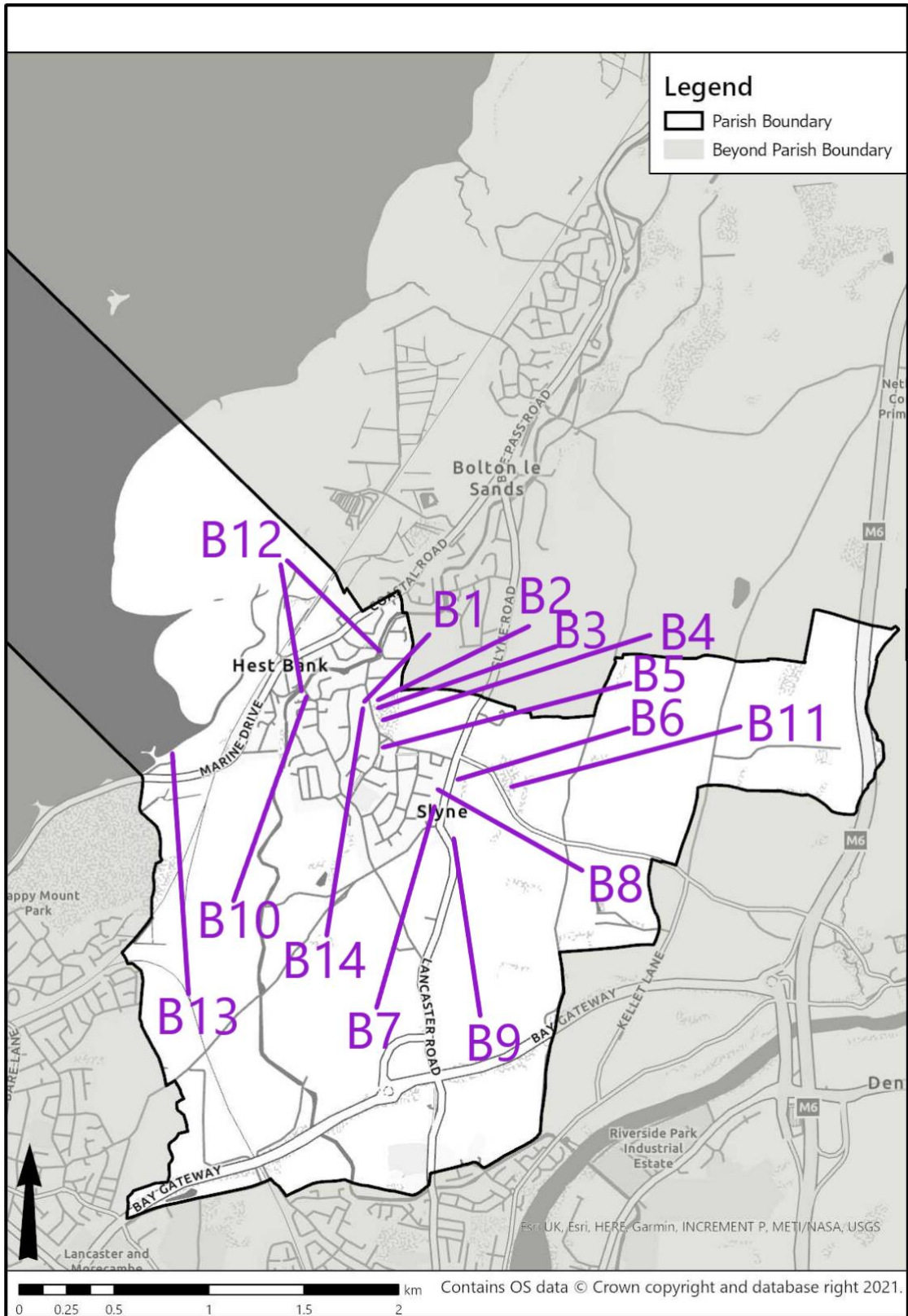


Figure 23. Sites of Sport, Recreation and Amenity Value in the village

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

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.	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 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.	Former VVV Sports & Leisure Club off A5105; now pet hydrotherapy business and cafe
B14.	Scout Hut, off Hanging Green Lane behind the Memorial Hall; a building incorporating, Brownies, Rainbows, Scouts, Cubs, Beavers and Venture Scouts

4.21.2. 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.

4.21.3. It was decided by the Neighbourhood Plan subgroup 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.

4.21.4. 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.](#)

4.21.5. 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.

4.21.6. 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.

4.21.7. 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 COM3. Local Green Spaces

The Plan designates the following as Local Green Spaces according to paragraph 99 & 100 of the [National Planning Policy Framework](#) (NPPF). They contribute to the villages rural feel; they are used and valued by residents (see Figure 22). 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.

- Lancaster Canal, towpath, and watercourse from bridge 116 to bridge 119
- The shoreline of Morecambe Bay: land adjacent to including the footpath along the shore and within the parish boundary, part of [Lancashire Coastal Way](#)
- 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
- Triangle - Shady Lane/Manor Lane/Hanging Green Lane
- Land rear of Memorial Hall, Hanging Green Lane
- Land fronting Ashworth Drive overlooking the Canal
- Land at junction Peacock Lane/Hest Bank Lane
- Land to the rear of Rushley Way/Lonsdale Road leading to towpath
- Reanes Wood
- Bottomdale Wood

Proposals for development on green space will not be permitted unless they support improvements to the quality of that space, and 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

Any development or changes to these recreational and green spaces in the Parish must be in accordance with DM27: Open Space, Sports & Recreation Facilities, or its successor policy.

Locations for new outdoor recreational space will not be permitted where they would be likely to lead to an adverse effect upon the integrity directly or indirectly on Morecambe Bay and Duddon Estuary SPA or Morecambe Bay Ramsar site; it will also seek to protect areas of land that are functionally linked to areas which are of international or national importance.



Figure 24. 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

4.22. Rationale for Policy COM3. Local Green Spaces

4.22.1. Paragraphs 99 & 100 of the [National Planning Policy Framework](#) (NPPF) states that 'The Local Green Space designation should only be used where the green space is:

- i. In reasonably close proximity to the community, it serves
- ii. Demonstrably special to the local community and holds a particular local significance, for example because of its beauty, historic significance recreational value (including playing fields), tranquillity or richness of its wildlife; and
- iii. Local in character and is not an extensive tract of land.

The local green spaces listed in this policy meet the three-criterion outlined within paragraph 100 of the NPPF and therefore are to be protected from any development. These areas are all valued for their open access for sport, recreation and amenity values and are areas where residents can come together informally or formally. The Amenities Values Map shows the site locations of the recreational and amenity value The Slyne with Hest Parish Council manages many of the open spaces in the Parish, which secures their future in perpetuity.

4.22.2. 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

4.22.3. The Recreation Ground is owned and managed by the Slyne with Hest Parish Council. It is a large open space between Slyne and Hest Bank that is surrounded by woodland and a ditch on the northern boundary. It was gifted to the parish many years ago and is well used. This was a subject that repeatedly came up in the community consultation as needing attention, in particular drainage and improved facilities. The area has been sympathetically developed in previous years and includes a fenced off children's play area. Later developments include a wetland area, a board walk, football play area and a stone circular trim trail/footpath. There are access gates at three points. Unfortunately, the area is subject to flooding (water drains from a wide area into the site) and recent attempts to drain adequately have had mixed results. Further work has been undertaken to drain the area to allow members of the public access all year round, reinstate the flying fox, develop a football pitch and ultimately a multi-use games area (MUGA.) The community consultation conducted indicates that local people would support such improvements.

4.22.4. 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.

4.22.5. 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.

4.22.6. 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, COM2, COM3 and the Community Aspirations & Projects will be addressed as to how such funds can be utilised. [See Appendix 3 page 17. J.](#)

Section 6. Community Commitments and Projects

6.1. 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.

6.2. Rationale for Project CC1. Signs and Footpaths

6.2.1. 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

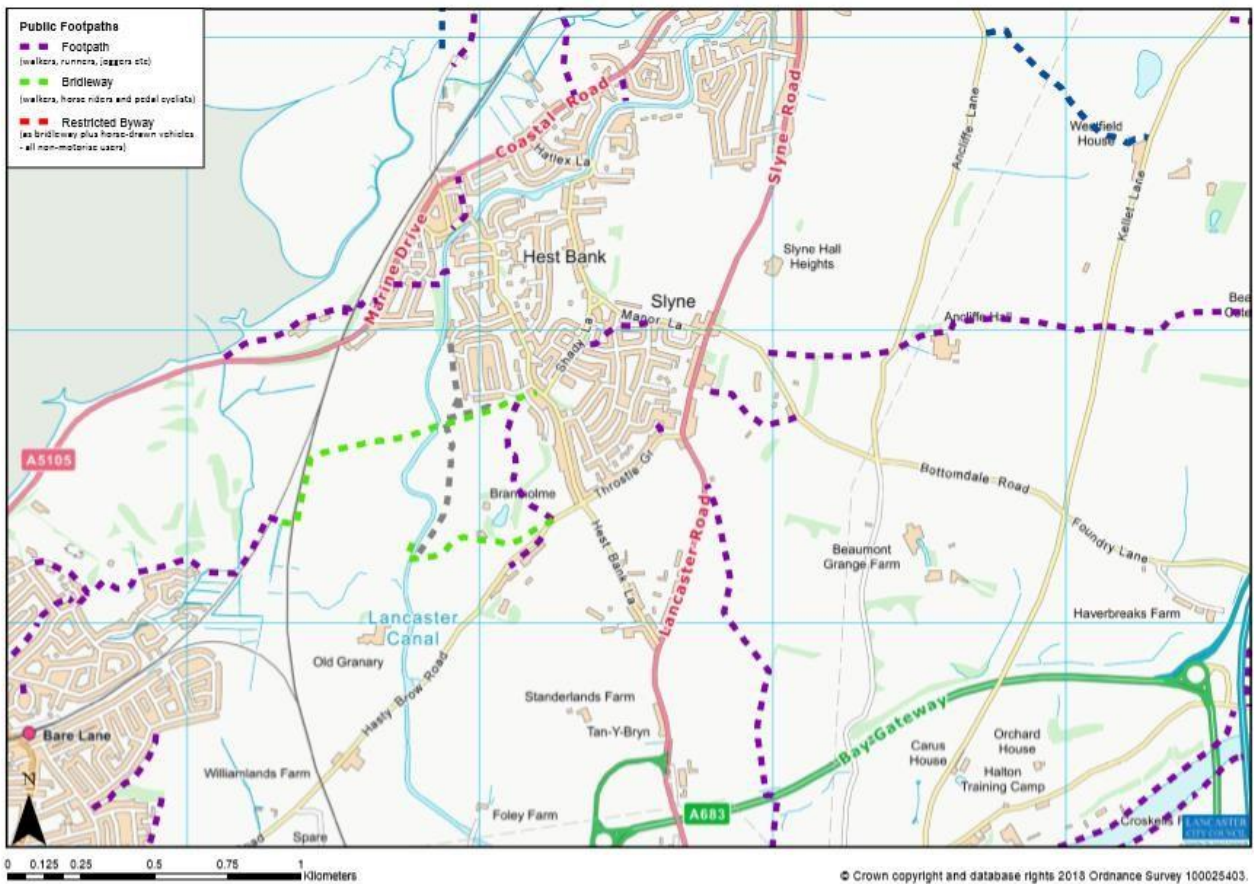


Figure 25. Current Rights of Way in the Parish from Lancashire County Council. Map provided by Lancashire County Council

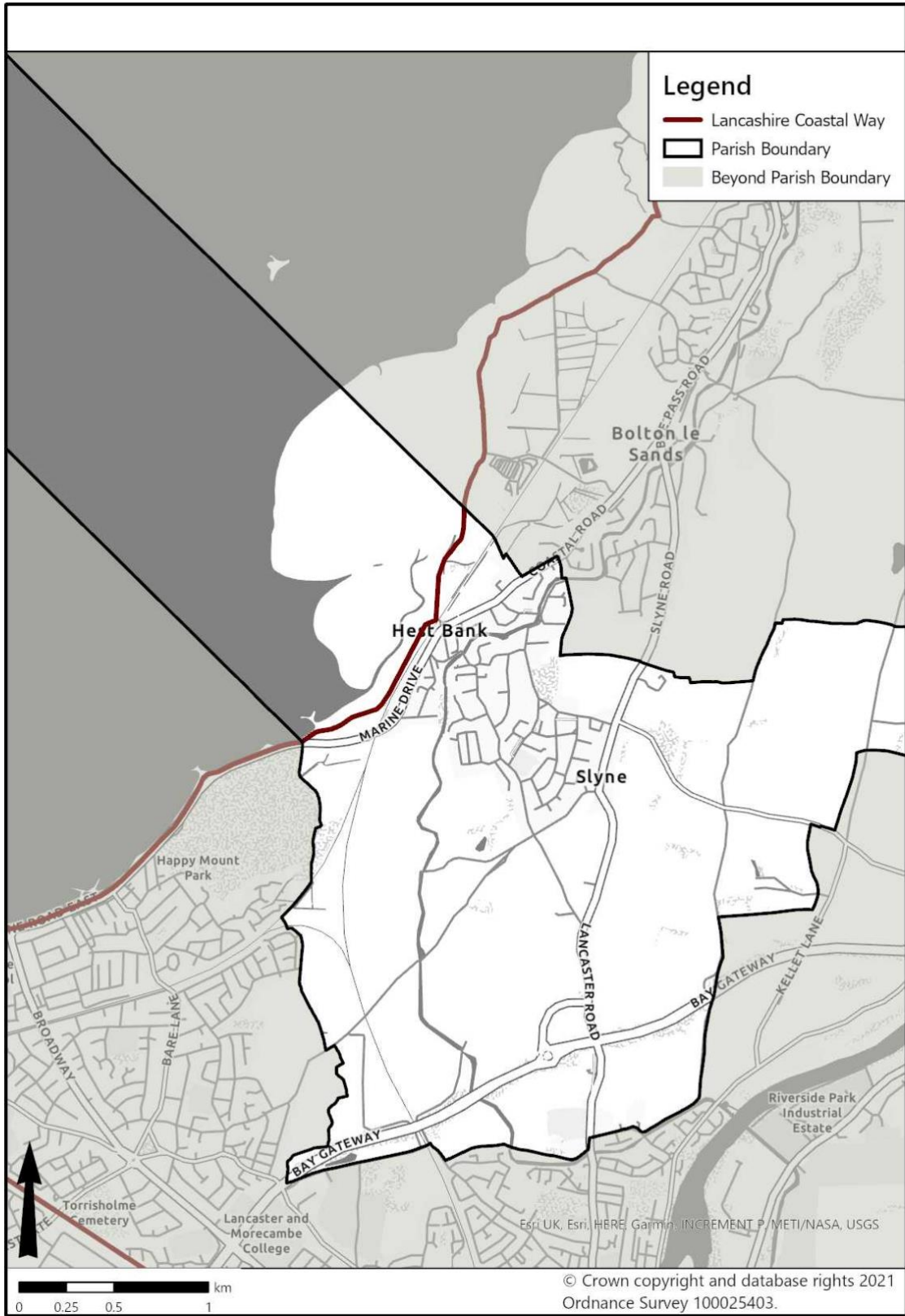


Figure 26. Location of the Lancashire Coastal Way within the Parish

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

6.3. Rationale for Project CC2. Road Safety

6.3.1. 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.

6.3.2. 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.

6.4. Speeding Traffic

6.4.1. 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.

6.4.2. 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.

6.4.3. 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.

6.4.4. 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.

6.5. 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.

6.6. Lack of Pavements

6.6.1. 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.

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

6.7.1. 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.

6.7.2. 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.

6.7.3. 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.

6.7.4. 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.

6.7.5. 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)

6.7.6. 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)

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

Project CC4. Community Facilities and Recreation Spaces

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

- In April 2021 plans were submitted to Lancaster City Council for planning approval for a multi-use games area (MUGA) at land adjacent to the Tennis Club and at the rear of the BT Telephone Exchange on the Recreation Ground for a fenced off surfaced area which can be used for a variety of ball games, including a shelter for changing.
- The Parish Council will also seek to improve the Peacock Lane Gardens with construction of a “COVID” Remembrance Garden. Early consultations, by two Parish Councillors, has resulted in plans to develop a garden incorporating seating and painted stones that were left in the village by local children during the COVID lockdown restrictions in 2020/21 (see Photo. 35.)
- The Parish Council will encourage and support local voluntary groups that seek to improve recreational facilities and activities that benefit all ages.

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

6.8.1. 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, wishes that have been expressed through consultations in keeping the village a pleasant area to live, work and play.



Photo 39. Painted stones for the NHS during COVID pandemic

Section 7. Monitoring and Reviewing the Plan

7.1. Monitoring

7.1.1. 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

7.1.2. 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

7.2. Review

7.2.1. 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

7.2.2. 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.