

## Local Plan Consultation e-Response Form

**CLICK ON VIEW / EDIT DOCUMENT TO ADD YOUR COMMENTS**

Please use this form for sending comments to the council regarding the Local Plan consultation. Comments can be sent via email to [planningpolicy@lancaster.gov.uk](mailto:planningpolicy@lancaster.gov.uk) or by post to Planning Policy Team, Lancaster City Council, Dalton Square, Lancaster LA11PJ

The banner features navigation icons for 'People', 'Homes', and 'Jobs'. It states: 'Public consultation Starts Friday 27th January 2017' and 'Closing date for your comments 24 March '17'. The main title is 'Local Plan for Lancaster District'. Below this, it reads: 'The new Local Plan for Lancaster district will identify land to meet future development needs and will protect areas which are of environmental, economic and community importance. We welcome your views and opinions on the content of the documents which form part of the Local Plan.' At the bottom, it says 'Shaping a better future' and includes the Lancaster City Council logo.

You will need to consider the **draft Development Plan Documents** and supporting evidence before making your response. These documents can be found via the following website: [www.lancaster.gov.uk/localplan](http://www.lancaster.gov.uk/localplan) and at locations mentioned below.

- Lancaster City Council, Dalton Square, Lancaster LA11PJ.
- Morecambe Town Hall, Marine Road, Morecambe LA4 5AF

The consultation begins on Friday 27 January 2017 and runs for an 8 week period until 5 pm on Friday 24 March 2017.

Please complete the following sections.

<b>Print name:</b>	Nick Horsley	<b>Agent:</b> Click here to enter text.
<b>Organisation: (if applicable)</b>	Mineral Products Association	

### Contact Details:

<b>Address: Postcode:</b>	Gillingham House, 38-44 Gillingham Street, London, SW1V 1HU
<b>Email Address:</b>	nick.horsley@mineralproducts.org

Please provide your email address if you would like to receive Local Plan updates.

**Nature of your comments**

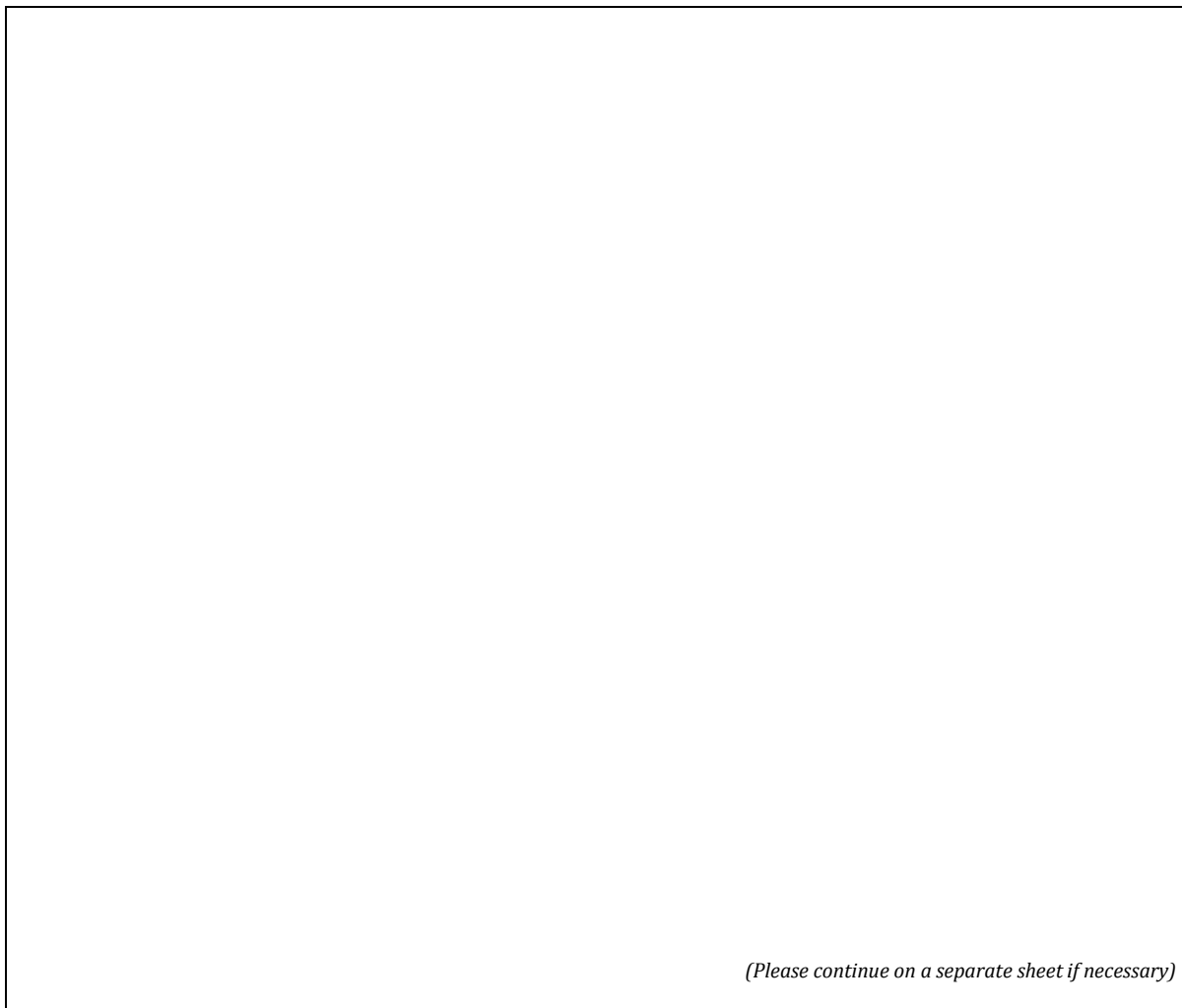
A) Supporting       B) Objecting       C) General comment

**Your comments**

**PLEASE NOTE: When entering your comments please make reference to:**

<b>Document name</b>	Strategic Policies and Land Allocations DPD
<b>Paragraph number</b>	16.4-16.13
<b>Policy / site number</b>	Policy SG13 :Land at Lundsfield Quarry

**Comments:** As the name of this site would suggest, this site is the location of Lundsfield Quarry. This site was mothballed some years ago and whilst other activities have occurred on the site, including the production of concrete products, sand and gravel reserves remain unworked and for many years formed part of Lancashire’s landbank. It would be necessary for a mineral operator to undertake an environmental impact assessment before any works could recommence, however, it is acknowledged that Sand and Gravel resources in Lancashire are depleted. Policies DM1 and M2 of the Lancashire Minerals Local Plan detail the Spatial Vision for the protection of Minerals Safeguarding Areas and the County Council’s policy states that inappropriate development within Minerals Safeguarding Areas will not be supported. .Further, the proposed access directly on to Back Lane could prejudice the use of this lane by heavy goods vehicles accessing and egressing Back Lane Quarry and its link to the M6 Quarry link road. This link road was built specifically to ensure quarry traffic and local traffic through Carnforth do not conflict. The provision of an access directly on to Back Lane would undermine the objectives of this. Back Lane Quarry produces over a million tonnes of limestone aggregates, asphalt and concrete products every year. The products are important particularly to the north-west region and not just locally, as they are essential for the repair, maintenance and improvement of North West infrastructure not only in Lancashire, but in neighbouring Counties, including the essential maintenance of the M6 motorway. These activities are carried out on a 24/7 basis. Policy SG13 also conflicts with National Policy in the NPPF paragraph 143 which seeks to ensure that known locations of specific minerals resources are not needlessly sterilised by non-mineral development. These safeguarding requirements also apply to existing quarry plant and infrastructure which may be sterilised by the proximity of proposed conflicting development. Policy SG13 is therefore unsound in that it conflicts with local and national policy. Further, the City Council has failed in its responsibility to show the Mineral Safeguarding Areas on the site specific Policy maps. Policy SG13 also conflicts with National Green Belt Policy.



*(Please continue on a separate sheet if necessary)*

**Nature of your comments**

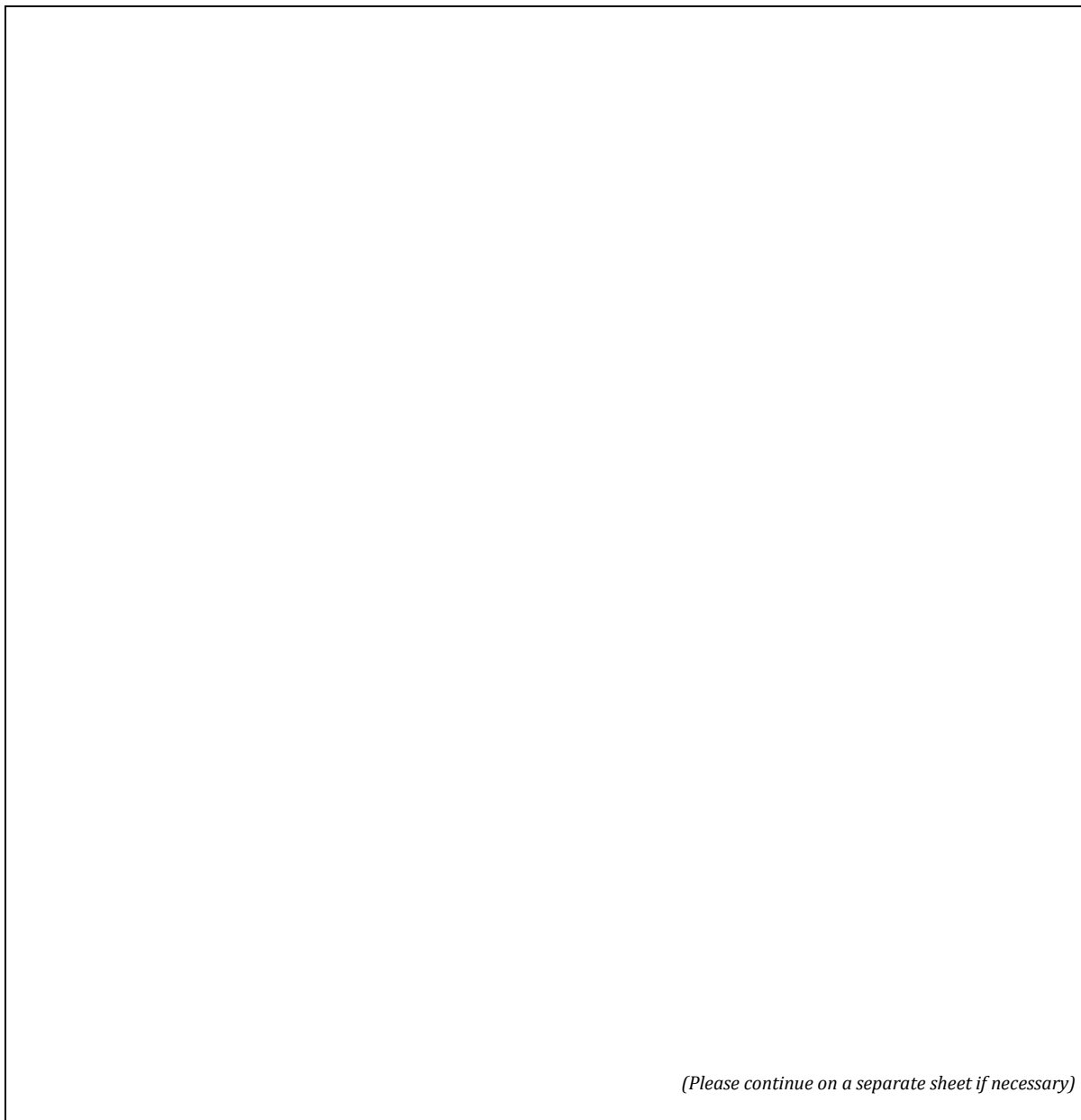
A) Supporting       B) Objecting       C) General comment

**Your comments**

PLEASE NOTE: When entering your comments please make reference to:

<b>Document name</b>	Strategic Policies and Land Allocations DPD
<b>Paragraph number</b>	Paragraphs 16.14 – 16.22
<b>Policy / site number</b>	Policy SG14 Land South of Windermere Road ,South Carnforth

**Comments:** This site would appear to impact upon known and proven mineral resources associated with Lundsfield Quarry. The resources are clearly identified on the BGS resource map for Lancashire and on the Lancashire County Council adopted Minerals Safeguarding Map. It is acknowledged that Sand and Gravel resources in Lancashire are depleted. Policies DM1 and M2 of the Lancashire Minerals Local Plan detail the Spatial Vision for the protection of Minerals Safeguarding Areas and the County Council’s policy states that inappropriate development within Minerals Safeguarding Areas will not be supported. Further, the proposed access directly on to Back Lane could prejudice the use of this lane by heavy goods vehicles accessing and egressing Back Lane Quarry and its link to the M6 Quarry link road. This link road was built specifically to ensure quarry traffic and local traffic through Carnforth do not conflict. The provision of an access directly on to Back Lane would undermine the objectives of this. Back Lane Quarry produces over a million tonnes of limestone aggregates, asphalt and concrete products every year. The products are important particularly to the north-west region and not just locally, as they are essential for the repair, maintenance and improvement of North West infrastructure not only in Lancashire, but in neighbouring Counties, including the essential maintenance of the M6 motorway. These activities are carried out on a 24/7 basis. Policy SG14 would bring housing closer to a minerals extraction site of significant regional importance. With Back Lane Quarry having consent to operate until 2048 and with the realistic option that further limestone resources would be released in the future through subsequent planning permissions for deepening or lateral extensions to the site, bringing housing closer to the operations on an adopted Mineral Safeguarding Area is clearly inappropriate. Policy SG14 conflicts with National Policy in the NPPF paragraph 143 which seeks to ensure that known locations of specific minerals resources are not needlessly sterilised by non-mineral development. These safeguarding requirements also apply to existing quarry plant and infrastructure which may be sterilised by the proximity of proposed conflicting development. Policy SG14 is therefore unsound in that it conflicts with local and national policy. Further, the city council has failed in its responsibility to show the Mineral Safeguarding Areas on its site specific Policy maps. Policy SG14 also conflicts with National Green Belt Policy..



*(Please continue on a separate sheet if necessary)*

**Nature of your comments**

A) Supporting       B) Objecting       C) General comment

**Your comments**

**PLEASE NOTE: When entering your comments please make reference to:**

<b>Document name</b>	Strategic Policies and Land Allocations DPD
<b>Paragraph number</b>	Paragraph 16.23 – 16.29
<b>Policy / site number</b>	Policy SG15
<p><b>Comments:</b> The proposed access directly on to Back Lane could prejudice the use of this lane by heavy goods vehicles accessing and egressing Back Lane Quarry and its link to the M6 Quarry link road. This link road was built specifically to ensure quarry traffic and local traffic through Carnforth do not conflict. The provision of an access directly on to Back Lane would undermine the objectives of this. Back Lane Quarry produces over a million tonnes of limestone aggregates, asphalt and concrete products every year. The products are important particularly to the north-west region and not just locally, as they are essential for the repair, maintenance and improvement of North West infrastructure not only in Lancashire, but in neighbouring Counties, including the essential maintenance of the M6 motorway. These activities are carried out on a 24/7 basis. Policy SG15 is unsound because it is not consistent with national policy (Paragraph 143 of the NPPF). Policy SG15 also conflicts with National Green Belt Policy. Policy SG15 is therefore unsound in that it conflicts with local and national policy. Further, the city council has failed in its responsibility to show the Mineral Safeguarding Areas on its site specific Policy maps.</p>	

## Developing a Local Plan for Lancaster District 2011 – 2031

*(Please continue on a separate sheet if necessary)*

**Nature of your comments**

A) Supporting       B) Objecting       C) General comment

**Your comments**

**PLEASE NOTE: When entering your comments please make reference to:**

<b>Document name</b>	Strategic Policies and Land Allocations DPD
<b>Paragraph number</b>	Paragraph
<b>Policy / site number</b>	Policy SC5: Recreation Opportunity Areas
<p><b>Comments:</b> This Policy seeks the provision of recreational areas on land identified on the Lancashire County Council adopted Minerals Safeguarding Areas Map. This may or may not conflict with the principles of minerals safeguarding the mineral resource. However Policy SC5 is reliant on built development facilitated under Policies SG13, SG14 and SG15. Policy SC5 is therefore unsound in that it conflicts with local and national policy.</p> <p style="text-align: right;"><i>(Please continue on a separate sheet if necessary)</i></p>	

**Nature of your comments**

A) Supporting       B) Objecting       C) General comment

**Your comments**

**PLEASE NOTE: When entering your comments please make reference to:**

<b>Document name</b>	Strategic Policies and Land Allocations DPD
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<b>Paragraph number</b>	10.1 – 10.3
<b>Policy / site number</b>	Policy SP8: Maintaining Lancaster District's Unique Character
<p><b>Comments:</b> Whilst the general principle of maintaining the character is supported, it is not clear how this will be achieved. Lancaster City and many of the small towns and villages are characterised by their building materials, yet there is no reference to the use of locally sourced stone which is vital to safeguard both the cultural and historic characteristics of the built environment. Paragraph 142 of the National Planning Policy Framework restates an established UK Government principle that minerals are essential to support sustainable economic growth and our quality of life. Included in the definition of “Minerals of local and national importance” in the NPPF (Annex2: Glossary) are: “local minerals of importance to heritage assets and local distinctiveness”, a description which certainly encompasses dimension stone. Paragraph 143, the NPPF stresses the importance of maintaining a sufficient supply of materials whilst aiming to source minerals supplies indigenously. Using indigenous resources minimises the distance they have to be transported to their point of use and thence their carbon footprint. We seek clarity on this matter.</p> <p style="text-align: right;"><i>(Please continue on a separate sheet if necessary)</i></p>	

**Nature of your comments**

A) Supporting       B) Objecting       C) General comment

**Your comments**

**PLEASE NOTE: When entering your comments please make reference to:**

<b>Document name</b>	Strategic Policies and Land Allocations DPD
<b>Paragraph number</b>	13.9 – 13.11
<b>Policy / site number</b>	Policy SG6: Canal Corridor North, Central Lancaster

**Comments:** We support the general principle of maintaining the character of this area. Paragraph III of this policy states: “That only development proposals should be of a high standard of design, which is sympathetic and appropriate to the local area and makes use of local design styles, local materials and where possible the re-use of stone and architectural features from cleared buildings. The implications of the roofscape should also be considered having regard to impacts on key views in to, out of and through the proposal”. In reality the re-use of stone and architectural features from cleared buildings will be limited and therefore the consideration of locally sourced dimension stone is necessary.

*(Please continue on a separate sheet if necessary)*



**Nature of your comments**

A) Supporting

B) Objecting

C) General comment

**Your comments**

**PLEASE NOTE: When entering your comments please make reference to:**

<b>Document name</b>	Strategic Policies and Land Allocations DPD
<b>Paragraph number</b>	17.4-17.19
<b>Policy / site number</b>	Policy SG16: Port of Heysham Expansion

**Comments:** We support the general principle of development at the Port of Heysham, but would seek assurance that the marine dredging wharf is safeguarded both specifically and from neighbouring inappropriate development to accord with Local and National Policy

*(Please continue on a separate sheet if necessary)*

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<b>Document name</b>	Strategic Policies and Land Allocations DPD
<b>Paragraph number</b>	Paragraph 20.3 – 20.5
<b>Policy / site number</b>	Policy H1
<b>Comments:</b> Policy H1 is misleading in that it intimates that planning permission exists for housing within a Minerals Safeguarding Area as indicated in the allocated Lancashire Minerals Plan. Paragraph 16.6, the preamble to Policy SG13 states that the this planning permission has now expired. Housing development on this land would conflict with local and national policy.	
<i>(Please continue on a separate sheet if necessary)</i>	

Please note that your contact details will not be published, but **your comments are not confidential** and will be summarised in a Schedule of Responses which will be published as part of the Local Plan process

**\*Responses should be received no later than 5pm on Friday 24 March 2017\***

**Thank you for your views and suggestions.**

## Developing a Local Plan for Lancaster District 2011 – 2031

Please hand in/post to: Planning and  
Regeneration, Lancaster City Council, Town  
Hall, Dalton Square, Lancaster LA1 1PJ by 24  
March 2017 and or email  
**[planningpolicy@lancaster.gov.uk](mailto:planningpolicy@lancaster.gov.uk)**.

